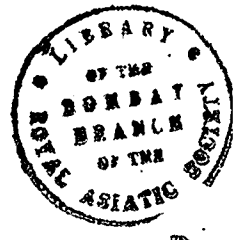
City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31*st MARCH* 1912.



THE TIMES PRESS, BOMBAY—3462·12

Digitized with financial assistance from

Government of Maharashtra

on 01 February, 2020

City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

As at date of Report (20th July 1912).

		Date of original appointment.
	Chairman.	
1.	The Hon'ble Mr. J. P. ORR, C.S.I., I.C.S., J.P. ...	23rd April 1909.
	Ex-officio Trustees.	
2.	Major-General G. F. GORRINGE, C.M.G., C.B., D.S.O., General Officer Commanding Bombay District ...	6th May 1912.
3.	E. L. SALE, Esq., I.C.S., J.P., Collector of Bombay ...	8th November 1910.
4.	P. R. CADELL, Esq., I.C.S., J.P., Municipal Commissioner for the City of Bombay	10th May 1910.
	Elected by the Corporation.	
5.	SIR BHALCHANDRA KRISHNA BHATAWADEKAR, Kt., L.M., J.P.	9th November 1898.
6.	DINSHA EDULJI WACHA, Esq., J.P.	9th November 1898.
7.	The Hon'ble Sir IBRAHIM RAHIMTOOLA, Kt., C.I.E., J.P.	9th November 1898.
8.	NOWROJI JEHANGIR GAMUDIA, Esq., J.P.	29th April 1907.
	Elected by the Chamber of Commerce.	
9.	The Hon'ble Mr. W. C. SYMES, J.P....	1st May 1912.
	Elected by the Port Trustees.	
10.	F. L. SPROTT, Esq., J.P.	28th April 1910.
	Elected by the Millowners' Association.	
11.	The Hon'ble SIR SASSOON DAVID, Bart., J.P.... ...	9th November 1898.
	Nominated by Government.	
12.	Major H. A. L. HEPPER, R.E., J.P.	2nd April 1912.
13.	The Hon'ble SIR VITHALDAS D. THACKERSEY, Kt., J.P.	22nd September 1909.
14.	J. S. WARDLAW-MILNE, Esq., J.P.	1st April 1911.

City of Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD
as on (20th July 1912).

Engineering Staff.

R. J. Kent, Esq., J.P., A.M.Inst.C.E., Trust Engineer.
J. F. Watson, Esq., J.P., B.E., A.M.Inst.C.E., Deputy Engineer.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect.
N. D. Katrak, Esq., L.C.E., Assistant Engineer.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager.
R. H. A. Delves, Esq., F.S.I., Deputy Land Manager.
H. P. Matbar, Esq., L.C.E., Assistant Land Manager.
D. J. Samson, Esq., L.C.E., Assistant Land Manager.

Medical Officer.

Dr. A. P. Cama, L.M. & S.

Secretary and Chief Accountant.

W. N. Shilstone, Esq., J.P.

City of Bombay Improvement Trust.

ADMINISTRATION REPORT, 1911-1912.

INDEX.

		Page
	Names of Trustees	iii
	„ Officers	v
Para.		
1.	Introductory	1
2.	Statistics of Trust's Work to date	1
	Acquisition.	
3.	Collector's Cases...	3
4.	Tribunal Cases	6
5.	High Court Cases	6
	Works.	
6.	General	7
7.	Vested lands—Schedule C	8
8.	„ „ — „ D	9
9.	„ „ — „ E	9
10.	Acquired Lands (Works in Schemes)	9
11.	Police Accommodation Schemes	12
12.	Chawls	12
	General Administration.	
13.	Changes in Trust Programme	13
14.	„ „ Estate...	15
15.	Progress of Development	16
16.	Long Leases	18
17.	Short Leases	19
18.	Administration of Chawls	20
19.	Population of Trust Estates as per census of 1911	22
	Finance.	
20.	Loan	23
21.	Earnings on Surplus Cash Balance	23
22.	Accounts of 1911-12	23
23.	Capital Account	24
24.	General Account...	25
25.	Interest payable under Section 68 of the Act	27
26.	Cost of Land Manager's Establishment...	27
27.	„ Management	28
28.	Provident Fund	28
	Personnel.	
29.	The Staff...	29
30.	Tribunal	30
31.	Special Collectors	31
32.	The Board	31
33.	Meetings...	31
34.	Important Debates of the Year	32

LIST OF APPENDICES.

		Page.	Para. of Report.
Note.—In the margin are noted any paras. of the report in which particular Appendices are specially referred to.			
A.	—Synopsis of Capital Account to end of 1911-12	35	
B-1.	— Do. of General Account to end of 1911-12	37	
B-2.	—Tabular statement showing from Appendix **B-1** how the burden of Interest and Sinking Fund charges on Trust's borrowings up to the end of 1911-12 has been shared by Government, the Municipality and the Trust	38	
B-3.	—Comparison of amounts contributed towards Interest and Sinking Fund charges up to end of 1911-12 by Government and Municipality with the Capital borrowed by the Trust up to end of 1911-12 for expenditure on Government and Municipal land vested in the Trust	39	
B-4.	—Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments	40	24
C.	—Analysis of Loans	41	20
D-1.	—Estates on Government lands	42-43	
2.	— Do. Municipal lands	44	
3.	— The Trust's own acquired estates	45	
4.	—Summary	46	
5.	—Note on Government lands vested in the Trust	47	14
	Statement A—Showing gradual reduction of Government grant of land to the Trust	48-49	
	„ B—Comparison of original grant of land from Government to Trust with grant as it stood at the end of 1911-12	50	
	„ C—Showing the balance on hand (plot by plot) of Schedule C areas and values as on 31st March 1912	51-53	
	„ D—Showing gradual reduction of Municipal grant of land to the Trust	54	
	„ E—Showing the balance on hand of Schedule D areas and value as on 31st March 1912 ...	55	14
E.	—List of Trust's Schemes showing progress in each in 1911-12 and work yet to be done	56-62	
F.	—Statement showing areas acquired before and in 1911-12 and areas to be acquired after 1911-12 with cost	63	

		Page.	Para. of Report.
G-1.	—Synopsis of leasings to end of 1911-12	64-65	
2.	—List of plots leased in 1911-12	66	16
H.	—List of Police Accommodation schemes	67	
I.	— Do. Chawls for the poor	68	
J-1.	— Do. Roads constructed by the Trust and handed over to the Municipality	69-73	
2.	— Do. Roads yet to be handed over	74-76	
	.—Analysis of **J-1** and **J-2**	77	
K.	—Details of acquisition work before and in 1911-12	78	3
L.	—Precis of important Acquisition Cases	79-82	3
M.	—Selections from Trust's Proceedings in 1911-12	83-132	

Serial No.	Trustees' Resolution. No.	Trustees' Resolution. Date.	Subject.	Page.	Para. of Report.
1	82	11th April 1911 ...	Free grant of Rs. 50 lakhs to the Trust by the Government of India.	83	1
2	106	9th May 1911 ...	Scheme No. 37—Crawford Market to Sandhurst Road Street Scheme	85	13
3	70	30th March 1911 ...	Increase of Rent of Board's Chawl...	96	18
4	113	23rd May 1911 ...	Proposed development of the widths of the road in the three Sections of the Eastern Avenue	111	10
5	171	16th August 1911 ...	*Re* amendment of City of Bombay Improvement Act	111	34
6	57	19th March 1912 ...	*Re* acquisition of Rawli and Salamati Hills	119	34
7	176	22nd August 1911 ...	*Re* Nhanis in connection with the amendment of the Trust's forms of agreement and leases	125	34
8	85	20th April 1911 ...	Laying out of Scheme V—King's Circle	127	15
9	80	16th April 1912...	Reorganisation of the administrative Staff	128	34
9A	82	23rd April 1912 ...		132	34

Audited Accounts.

	Page of General Balance Sheet.
General Balance Sheet—	
(1) Capital Account	2-3
(2) General Account	4
(3) Sinking Fund Account	4
(4) Provident Fund Account	5
(5) Miscellaneous Account	5-6
Appendices—	
I.—Capital Account—*Capital Debt*	7
II.— „ „ —*Cost of Management and Incidental Expenses*	8
III.— „ „ —*Statement of Expenditure on works.*	10-17
IV.— „ „ —*Cost of Departments charged to Works and Schemes*... ...	18
V.—General Account—*Revenue*	19-20
VI.— „ „ —*Expenditure*	21-23
VII.—Account of Balances under General Account as per Section 79 (3) of Act IV of 1898	24
VIII.—Sinking Fund Statement	26-27

Maps.

I.—The Island of Bombay ... ...

II.—Plan showing the Sections of the Eastern Avenue ...

III.—Central Agripada Estate ... ...

IV.—Bhatwadi Scheme ... ...

City of Bombay Improvement Trust.

Annual Report for 1911-12.

Introductory.

1. The year 1911-12 was the thirteenth complete year of the Trust's existence and opened very auspiciously with the receipt of a free grant of 50 lakhs made to the Trust by the Government of India. (M1) Thanks to this grant the Trust were enabled to make a new and important Street and Improvement scheme for the construction of a Road 100′ broad from Crawford Market to Sandhurst Road through Memonwada in substitution for the long-contemplated road along the line of Abdul Rehman Street which had grown prohibitively costly by reason of increase of rents during the 6 years of its incubation period. This new scheme was the chief work of the year and it provoked much hostile criticism on the part of a certain section of the Corporation and much opposition from the Memons through whose quarter the road is to pass. Government, however, sanctioned the scheme in Government Resolution No. 7230, dated 20th December 1911, General Department. The year was also marked by good progress made in working out the development plan of the large area acquired by the Trust between Dadar and Sion Stations for the formation of a kind of Garden City in what was until recently for the most part an agricultural area 6 to 10 miles from the heart of the City proper.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this report. They are summarised below :—

Appendix A.—A synopsis of the Trust's Capital Account transactions, showing how 465½ lakhs have been spent on the City, *viz.*, 28* on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 437½† on the acquisition and development of the Trust's own estates.

*Land 8½
Works 20
Management and Establishment 4½
28

†Land 350
Works 48½
Management and Establishment 39
437½

Appendix B.—A synopsis of the Trust's General Account transactions, showing how the burden of Interest and Sinking Fund charges to date (124 lakhs) on the Capital (450 lakhs) borrowed by the Trust has been distributed between Government (11½ per cent.), the Municipality (29½ per cent.), and the Trust (59 per cent.), and how the nett contribution (50¾ lakhs) received by the Trust from Government and the Municipality towards these charges amounts to only Rs.15 lakhs more than the Capital the Trust have sunk in the Government and Municipal lands which are temporarily vested in the Trust. In a Supplementary Statement, Appendix B.-4, the Municipality's actual contributions to the Trust under Section 72 are compared year by year with the maximum contemplated by that section; they fall short of the maximum by over 44 lakhs.

Appendix C.—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the Sinking Fund accumulated to date. Totals Rs. 450 lakhs raised; Rs. 9 lakhs payable as half-yearly interest; Rs. 14⅓ lakhs accumulated in Sinking Fund.

Appendix D.—A list of Trust estates as at the end of 1911-12 showing how far they have been developed. Total developed area 13·4 lakhs square yards valued at Rs. 307·5 lakhs; undeveloped 51·8 lakhs square yards acquired at a cost of Rs. 153 lakhs. Four statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules **C** and **D** are also appended.

Appendix E.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1911-12, the further work to be done and the estimated cost thereof; aggregate cost 753 lakhs, including 445 lakhs spent to end of 1911-12.

Appendix F.—A tabular statement showing the area acquired in each Scheme with cost of acquisition and estimate of future cost. Total 37·9 lakhs square yards acquired for nearly Rs. 343·3 lakhs; 16 lakhs square yards yet to be acquired at a probable cost of Rs. 221·3 lakhs.

Appendix G.—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 476 sites, leased at annual rentals aggregating a little over 8 lakhs, leaving 384 with rentals aggregating 4·9 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation Schemes undertaken by the Trust, showing that in 7 completed schemes accommodation for 21 officers and 392 men with their families and 19 horses has been provided on sites aggregating 20,118 square yards in area, at a cost of Rs. 11,82,523, on which Government have to pay the Trust Rs. 55,166 as annual rent.

Appendix I.—A list of chawls constructed for the poorer and working classe by the Trust, showing that in 49 completed chawls accommodation for 14,815 adults has been provided on sites aggregating 66,222 square yards in area at a Capital cost of Rs. 38,49,094, while Rs. 36,519 have been expended to date on 1 more chawl as yet incomplete. Annual rent of completed chawl from Rs. 3 to Rs. 4/4 per room, aggregating Rs. 2 lakhs per annum. Capital cost per adult accommodated Rs. 259.

Appendix J.—A list of roads constructed by the Trust. Total 84 roads aggregating 12 miles in length and 2,97,048 square yards in area, handed over to the Municipality including 26,253 square yards handed over in 1911-12; 15 others complete and incomplete aggregating 1·2 miles in length and 1,04,311 square yards in area yet to be handed over. Cost of roads to date 84 lakhs for acquisition and Rs. 19 lakhs for construction. Total Rs. 103 lakhs.

ACQUISITION.

Acquisition of Land.
(*a*) Collectors' Cases.

3. There were two Special Collectors, *viz.*, Messrs. J. D. Framji, Bar.-at-Law, and E. J. Bolus, I.C.S., engaged in acquiring land for the Trust under the Land Acquisition Act during the year. Mr. Framji was on duty the whole year, but Mr. Bolus reverted to Government service on 25th February 1912, and it was not found necessary to employ any one in his place for the rest of the year.

Including the balance of 522 cases opened but not concluded by the close of the year 1910-11, 808 land acquisition cases came before the Special Collectors during 1911-12, and of these 466 remained undisposed of at the end of the year. In the 342 cases disposed of, awards aggregating Rs. 29,81,644 were made for land aggregating 536,628 square yards, an average of Rs. 5·56 per square yard.

The area acquired was about 16·5 per cent. of the area acquired in all the previous twelve years together. Details are given Scheme by Scheme in Appendix **K**.

The distribution between cases settled and cases fought out was as follows :—

Settled amicably.			Fought out.			Total.		
No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
77	209,883	19,56,363	265	326,745	10,25,281	342	536,628	29,81,644

It may be noted that a little over 22 per cent. of the cases including several of the more important ones were settled. Two-thirds of the total amount awarded was awarded in these settled cases. The points of contention in the several principal cases are fully set out in Appendix **L**.

The Principal Cases heard by the Special Collectors in the year were as follows :—

Scheme No.	Case No.	Date on which		Owner's Name.	Area.	Claim.	Trust's Valuation.	Collector's Award.	REMARKS.
		Case opened.	Award made.						
					Sq. yds.	Rs.	Rs.	Rs.	
Scheme II—Princess Street.	359	28th May 1911 ...	29th May 1911 ..	Lalji Mansing	256	.....	2,00,000	2,00,000	Settled.
Scheme V—Dadar-Matunga.	248	18th November 1907	17th January 1912...	Devram Keshavji Mistri ...	24,221	92,923	46,306	52,954	Fought out.
Do. ...	499	28th November 1910.	18th March 1912 ...	Khatri Isuf Haji Ebrahim ...	17,640	1,01,362	42,000	42,000	Settled.
Scheme VI—Sion-Matunga.	1061	11th April 1911 ...	20th July 1911 ...	Homji Dinshah Panthaki and others.	23,875	71,625	41,782	41,782	Fought out.
Do. ...	851, 902, 1135	29th April 1911 ...	4th October 1911 ...	Vinayek Atmaram Kirtikar...	28,349	44,500	44,769	44,500	Settled.
Do. ...	1193	6th June 1911 ...	22nd March 1912 ...	Bai Virbaijee, widow of Dinshah Jehangir Buxey.	37,209	90,091	65,000	65,000	Do.
Scheme XXIX—Nowroji Hill Improvement.	340	13th October 1908...	20th October 1911...	Manjeebhai Karimbhai Bhavnagree.	347	64,930	43,675	43,675	Do.
Do. ...	304, 305, 306	20th April 1908 ...	25th January 1912...	Bai Bhimabhai, widow of Ramchandra Khandooji Nirgude.	594	96,063	67,269	67,000	Do.

The Principal Cases heard by the Special Collectors in the year were as follows :—*contd.*

Scheme No.	Case No.	Date on which		Owner's name.	Area.	Claim.	Trust's valuation.	Collector's Award.	REMARKS.
		Case opened.	Award made.						
					Sq. yds.	Rs.	Rs.	Rs.	
Scheme XXXI.—Parel Street.	57	3rd May 1909 ...	21st April 1911 ...	Parashram Bhawoo Shambhoo.	41,857	3,36,868	3,38,532	3,36,868	Settled.
	76	5th August 1909 ...	5th May 1911 ...	Adamji Amarbhoy	2,007	67,748	39,376	41,669	Fought out.
	29	23rd December 1908.	6th May 1911 ...	Bai Pirojbai Cavasji Navroji Bamji.	19,402	2,59,490	1,15,194	1,16,000	Settled.
	63	10th June 1909 ...	17th June 1911 ...	Framji Cavasji Mehta ...	5,085	65,603	40,271	40,500	Do.
	64	Do. ...	4th July 1911 ...	Do. ...	7,353	83,255	50,663	51,000	Do.
	10	21st August 1908 ...	19th December 1911.	Navroji Jivanji Gazdar and others.	1,854	79,452	69,447	70,000	Do.
	62	10th June 1909 ...	27th January 1912...	Navroji Sorabji Mehta ...	4,223	54,899	54,899	54,899	Do.
	28	23rd December 1908	18th March 1912 ...	Bai Khetbai, widow of Jethabhai Vardhwan.	8,080	1,68,100	1,38,635	1,38,000	Do.

Acquisition of Land. (b) Tribunal Cases.

4. Including the balance of the nine undisposed of cases at the close of 1910-11, 23 References for revision of awards (exclusive of those for apportionment only) in land acquisition cases came before the Tribunal of Appeal during 1911-12, and of these 9 remained undisposed of at the end of the year. The 14 References disposed of may be divided into three classes, *viz.*, those contested, those settled, and those allowed to be withdrawn by the Court or dismissed for non-appearance of the claimants before the Tribunal.

There were four contested References. The Collector's awards were increased in three cases and confirmed in the remaining one.

There were four settled References in which the total amount of excess awarded over the Collector's award was Rs. 3,480.

The remaining six References were allowed to be withdrawn by the Court.

The following statement compares Owners' Claim, Trust Valuation, Collector's and Tribunal's Awards in the four contested and four settled References :—

Scheme.	Case No.	Owners' Claim.	Trust Valuation.	Special Collector's Award.	Tribunal's Award.	Number of Hearings.	Remarks.
		Rs.	Rs.	Rs.	Rs.		
V	474	3,48,206	69,830	88,874	88,874	4	Contested.
XXXI	48	1,25,851	68,084	75,103	78,122	5	„
XXX	1	56,762	25,116	29,302	33,592	4	„
XXXI	16	4,31,165	1,71,504	1,82,503	1,89,555	30*	„
XXIX	276	23,374	7,159	8,420	10,000	3	Settled.
XXIX	303	28,696	12,952	16,354	17,054	2	„
XXIX	337	26,501	12,711	14,284	15,484	1	„
XXXI	42	3,37,208	1,40,747	1,55,727	1,55,727	1	„
	Total ...	13,77,763	5,08,103	5,70,567	5,88,408	50	

* 25 in 1910-11 and 5 in 1911-12.

It will be seen that the Tribunal's awards exceeded those of the Collector's by only Rs. 17,841, *i.e.*, 3·13 per cent. This combined with the fact that 251 of the Collector's 265 awards in 1911-12 were accepted without appeals bears striking testimony to the value of the Collector's work. The total cost of the Tribunal was Rs. 23,927 in 1911-12, while the Trust's Counsel's and Solicitor's bills in Tribunal cases amounted to about Rs. 34,030 and the Trust had to pay Rs. 2,952 cost to the other parties.

(c) High Court Cases.

5. In 1911-12 an appeal was filed by the Trust against the decision of the Tribunal in Reference 3 of 1911, Case 48, Scheme 31, and it was dismissed with costs by the High Court. The question of appealing against this decision to the Privy Council is now before the Board. This case involves several important points in connection with valuations based on plotting schemes. Details will be found in Appendix **L.**

WORKS.

Works, General.

6. The energies of the Engineering Department were in 1911-12 mainly devoted to the works mentioned below, the figures against each denoting the expenditure of the year :—

Item No.	Scheme No.	Name of Work.	Outlay in 1911-12.	Remarks.
		Chawls under Schemes.	Rs.	
1	I	Renewing weather shades and raising nahanies and chulla walls, &c., of 12 blocks of chawls at Agripada.	31,260	
2	III	Tarring passages and constructing Rent Collectors' quarters and office room, and finishing additional new chawl at Immamwada.	16,350	
3	III	Tarring passages of six additional chawls at Agripada.	6,231	
4	XXXI	Supervision of Contractors' (Messrs. Marsland, Price & Co.'s) work on construction of chawls, six blocks, at Suparibag.	66,835	
		Street Schemes.		
5	II	Tarring service passages, paving footpaths, laying pipe lines and diverting water main at Princess Street.	4,910	
6	III & IV	Pavement of footpaths in Sandhurst Road and Gamdevi Estates.	14,850	
7	V & VI	Supervision of Contractor Ramchandra Balaram's work in filling in low-lying ground, making King's Circle, and tree plantation in Dadar-Matunga-Sion Estates.	72,507	
8	XI	Tarring service passages and footpaths at Agripada	7,831	
9	XXX	Laying a new 9" pipe sewer and filling in of Case No. I at Souter Street Extension Westward.	5,657	
10	XXXI	Widening Suparibag Road including tree plantation, &c., in Scheme 31.	7,663	
11	,,	Constructing Eastern Avenue 150' wide on a portion of Dadar Road from Elphinstone Road to Vincent Road.	6,075	
12	XXXVI	Construction of New Chunam Kiln Road ...	24,880	
		Improvement Schemes.		
13	XXIX	Filling in low-lying ground and constructing a road below Nowroji Hill.	12,564	
14	XXXIII	Construction of roads at Bhatwadi	6,326	
		Reclamation Schemes.		
15	VII	Tarring the raised footpaths on Cuffe Parade at Colaba Reclamation	8,558	
		Total ...	2,92,497	

The total amount spent on works in 1911-12 exclusive of Management and Establishment charges was only 3·5 lakhs ; but a vast amount of time and thought was given by the Engineer and his staff to development plans for the Board's large estates in the north of the island.

Works,—
(i) Vested lands, Schedule C.

7. *Kennedy Sea-face and Charni Road Garden.*—Rs. 7,595 were spent in repairs to the wall; but in September Government resumed the Kennedy Sea-Face and Charni Road Garden, thus relieving us of heavy annual recurring charges for repairs to the sea-wall and maintenance of the garden. Since these lands were transferred to the Trust by Government a sum of Rs. 2,88,000 has been expended on works that have been wholly unproductive.

Chaupati.—Further filling in was done at Chaupati. The young Albizzias planted last year have done well and are now graceful young trees from 10′ to 12′ in height. They appear to be hardy and stood the test of the last monsoon without any diminution in their numbers.

Flats.—The resumption by Government of the Charni Road Garden in October last necessitated the establishment of a new Nursery and Garden and most of our plants and shrubs were removed to the Flats, where a new garden—thanks to Gangaram's (the Head Mali) energy—is shaping well and gives promise of being an ideal spot for the location of a nursery. The fire service was extended to serve the new hay-stack plots at a cost of Rs. 2,142.

Now that plans for the laying out of roads in the north of the island are under consideration, the question of trees must receive attention, and arrangements have been made for raising a large number of young trees of over 40 different species, both large and small.

The planting of suitable trees along public roads is a matter of the very greatest importance. Roads planted without intelligence were better left unplanted and as trees take a long time to grow, it is most desirable that their planting should be conducted with care and intelligence both as regards size, spacing and species. The tree-planting along most of the Municipal roads is an object lesson in "how *not* to plant trees."

Parel Estate.—The Engineer has expended much time and thought on the alignment of the proposed new 80′ road from Sewri to Elphinstone Road through the Trust's Parel Estate.

This road has been surveyed and the idea is that it should be constructed in three sections,—one by the Port Trust, one by the Municipality and the third by the Trust.

It will start from near the new timber ponds on the Port Trust Estate and after passing over the Harbour Branch Railway by a bridge, will continue across the Sewri Cemetery Road to the south of the Moon Mill and then on through heavy cutting to Parel Village and through the compound of Government House joining Suparibag Road at its junction with Elphinstone Road.

This road will be of the greatest use in the future for connecting up the Mills to the west of the Railways with the Docks and Cotton Green; and the proposed width of 80′ will not be a bit too wide. The Trust are ready to construct the road within their estate, but can take no action till the Municipality have decided to undertake the section between the Port Trust and the Improvement Trust estates.

8. No work was undertaken in the year in Schedule D land. ii. Vested lands, Schedule D.

9. The raised footpath at Colaba was tarred, much to the comfort of the dwellers on the estate and others who make use of this promenade. iii. Vested lands, Schedule E.

10. From the point of view of construction, the year was not a very busy one. It witnessed the completion of the widening of Chunam Kiln Road to 80′; the widened road was opened to traffic shortly before the arrival of Their Majesties the King Emperor and Queen Empress in October last. Taking the place of the old winding lane which was in some places only 24′ broad it has completely trasformed the locality. The old lane had for years been a source of great inconvenience as a bottle neck between two 80′ roads, and the increase of traffic rendered widening imperatively necessary. The widening has been done mainly on the West side, leaving the original houses on the East mostly untouched. This has resulted in economy, but it has left some buildings standing which from the architectural point of view are not a pleasing accompaniment to this fine wide road. The Trust have architectural control over all new buildings abutting on the road, but unfortunately the owners are allowed to build under the Municipal Building Bye-laws with the worst possible results. **Works in Schemes.** Scheme XXXVI.

Filling in was commenced on the low lands East of Nowroji Hill with debris removed from the demolished buildings on the Hill, and the earth excavated in quarrying operations. A good start was made with the 60′ road which is to take the place of that portion of Chinchbunder Road which runs alongside the G. I. P. Ry. The site of the old road will be absorbed in plots, and it is proposed to locate six reinforced concrete chawls near the Railway between Elphinstone Bridge and the point where Chinchbunder Road takes a bend to the West to join Baboola Tank Road. Scheme XXIX.

The pipe-sewer and storm-water drain were completed for a length of 300 and 800 feet respectively, and if this rate of progress is maintained the road should be completed as far as Sandhurst Road by the end of the current year.

The quarrying of stone at Nowroji Hill progressed very slowly owing to the contractor proving unsatisfactory, and ultimately it was found necessary to re-enter on the quarry, which was done on 27th January pursuant to an injunction from the High Court. The contractor having failed to pay up his instalments and heavy arrears, aggregating about Rs. 35,000, he was sued in Court and the case comes up for hearing very shortly. Nowroji Hill Quarry.

The second quarry, which is being worked by Messrs. Balwant Vithal & Co. on the line of Sandhurst Road, made fair progress only, but it is hoped that the hill will be pierced and the link connecting Dongri Street with Elphinstone Bridge ready for traffic by the end of 1913.

In Scheme III, the filling in of the garden space near Dr. Sethna's property at Charni Road was commenced. This garden should prove a great amenity to those living in the surrounding plots, which are now being eagerly sought after. Scheme III.

Scheme XXXIII. Bhatwadi.

Good progress was made with the one main road and drainage arrangements. This is a popular scheme, and already a large number of enquiries have been made for the plots to be leased, some having been disposed of.

Scheme XXX. Souter Street Extension, Westward.

This is a small scheme lying between Gilder Street and Arthur Road near the Byculla Club. A 9″ pipe sewer was laid in the road.

Scheme XIII. Souter Street Extension, Eastwards.

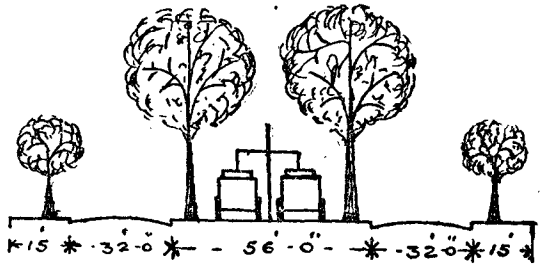
The 60′ road through this scheme continued to sink where it crosses the filled in tank; it is open for traffic but the surface will require to be raised and the water tables and curbs taken up and relaid as soon as the settlement has ceased.

Scheme XXXI. Parel Street.

The development of this scheme has not been sanctioned in detail, but the Board have approved of the widening of Suparibag Road from Lalbagh to Elphinstone Road to a width of 120′. The widening will probably be done in sections as there are difficulties in the way, not the least of which is the existence of the tramway tracks which will ultimately have to be shifted to the centre of the New road. The rails will, it is understood, require renewal in about 5 or 6 years' time when the opportunity may be seized of getting the track moved to its new position. To do it now and proceed with the road widening would be an expensive undertaking scarcely warranted by the volume of traffic. The widening of Suparibag Road is for the most part on the East side and at one time it was thought desirable to allow the buildings on that side to stand until such time as the exigencies of traffic should demand an increased carriage way. But this would have delayed the construction of the large storm-water drain in Suparibag Road, which the Municipality propose putting in hand shortly after the rains, and it was thought that the urgency of this work outweighed any loss that the Trust might suffer from the demolition of rent producing properties. Moreover, the development of Scheme XXXI has necessitated the provision of a new pipe-sewer in Suparibag Road (the existing sewer being already quite inadequate for the work thrown upon it) and this sewer is now under construction. A long length has been completed under considerable difficulty owing to the presence of hard rock which had to be blasted and chiselled out.

In addition to according sanction to a width of 120′ for Suparibag Road, the Board have approved the widening to 150′ of the main road extending from Elphinstone Road to the village of Sion. This section, which is to be laid out as a boulevard, will be described in greater detail presently.

In order to give the public some idea of the manner in which the boulevard is to be laid out, a short "demonstration" length has been constructed. It extends from the tram terminus to the junction of Vincent and Dadar Roads. A cross section of the boulevard is given in the margin, which shows two-flank roads each 32′ in width, a central strip 56′ wide with the trams in the centre, and two footpaths each 15′ in width along the boundaries.



The footpath trees will be of small flowering or evergreen varieties and there will be no mixing of trees, except possibly the Gold Mohur being allowed to alternate with the *Peltophorum*. A length of about 1,000′ will be devoted to each kind of tree. In the central strip, one species only will be planted throughout the whole length of the boulevard, *viz.*, *Albizzia Richardiana*. This tree is hardly known in Bombay, though there is a specimen or two in the Victoria Gardens and some young, though well grown trees may be seen at the back of the Orient Club planted round the open space on which a Tennis Court has recently been made.

The Trust have a large number of thriving young trees at the Nursery on the Flats from whence about 40 have recently been removed and planted out along the demonstration length referred to above. These trees are not unlike the Gold Mohur when young, but they grow to a great height and have a very beautiful habit of growth; unfortunately they have not the flower of the Gold Mohur. They seem to be adapting themselves to the climate remarkably well, and should form a very handsome avenue.

The footpaths in the demonstration section have been planted with *Lagerstræmia Flos Regina*, a small tree with a pretty mauve flower.

Work in Scheme V was mainly confined to the filling in of the low lands on either side of Vincent Road for the width of Kingsway, and the King's Circle was levelled and planted with Hariali grass. Scheme V.

The filling in did not progress as rapidly as we should have liked, owing to labour troubles and the fact that one of the engines was laid up for some time. The Contractor's request for more trucks was complied with and 15 new trucks have recently arrived, and 5 more will shortly be provided; this will bring the total number of trucks up to 80, which should amply suffice for his requirements.

Trees were planted from the Kohinoor Mill as far as the King's Circle, the species selected being:—Gold Mohur, Moreton Bay Chestnut, Spathodea Spica and Bignonia Megapotamica. These young trees are all thriving.

During the year the development of Scheme V received a good deal of attention. Several plans were prepared embodying the views of their authors and were under consideration by the Land Committee.

It has been decided to locate Trades and Industries at the South-East corner of the Scheme and not near the Railway as was originally proposed by the Engineer. A 60′ road from the King's Circle to Matunga Station was approved and another of the same width from the Circle to the road under bridge where the Mahim Chord crosses the G. I. P. Ry. was discussed.

The question of the minimum size of plots to be allowed along the Kingsway came under discussion, but nothing very definite was settled. It is evident,

however, that if houses are allowed to be built close together and large side open spaces are not insisted upon, the effect will be most disappointing and the character of the Avenue spoiled.

Scheme VI.

Nothing was done in Scheme VI, except that a project for the rehousing of the population of some small villages in the Scheme was under consideration. At some future date the villages in the Scheme will have to be broken up and if an arrangement could be devised to collect the population in a new village proposed to be formed near the base of Rawli Hill to the East of the pipe line, it will, it is believed, meet with the approval of those concerned. Indeed a site has already been marked on the ground of an area sufficient to provide accommodation for the inhabitants of the villages of Bhandarwada, Agarwada and Kolwada. The idea is to effect an exchange, but not necessarily to give the owners an area equal to their present holdings, but of sufficient size to allow of the construction of a house of the same accommodation as their existing houses, with not more than one-half of the plot built upon. If the size of the plot so allotted is in excess of their existing holding, they will be required to pay for the difference at rate of the Re. 1 per square yard ; if in deficit, the Trust will make good the difference at the same rate.

Paving.

Tarring of roads, footpaths and service passages in many of the Schemes was in progress during the year, also the compound of the Trust chawls at Suparibag Road and Agripada. The Engineer has made use of a formula for tarring footpaths, which gives excellent results ; the foundation of the path consists of 4" of road metal well consolidated with a 2-ton hand roller ; the wearing surface being composed of a mixture of small stone mixed with tar, pitch, resin and cement in fixed proportions. The path hardens quickly, is pleasant to walk upon and does not blister under the sun, it is also low in first cost, while the cost of maintenance is not likely to be much. A thin coat of tar with a sprinkling of sand applied once in every 5 years will probably keep the path in perfect order.

Police Accommodation Schemes.

11. There was no actual constructional work done on any Police Accommodation scheme in 1911-12.

Chawls at Agripada.

12. During the year the nahni walls of the four Blocks of Chawls at Agripada were plastered. The iron weather shades of ten Blocks out of the twelve Blocks and those of the latrines attached to all the Blocks were renewed with fibro cement sheets. The nahni and chula walls of the same ten Blocks were raised, lofts provided, and reinforced concrete verandah walls provided in lieu of the open wooden railings.

at Imamwada.

Tarring of a portion of the compound was done. A reinforced concrete chawl providing 30 rooms and consisting of a ground and one upper floor was constructed. This chawl, designed by Mr. Watson, is the best piece of reinforced concrete work done by this Department. In it an attempt has been made to make the exterior rather more presentable than the usual reinforced concrete chawl. An open work railing designed by the Trust Architect is a pleasing feature ; and the flat graceful arches supporting the cantilevered gallery give the building a certain architectural character.

A novel method of reinforcing the foundations was resorted to. The site of the chawl was partly an old well which had to be filled in, partly rock and partly loose filling—a combination not exactly adapted for a building site. Mr. Watson treated the plinth walls as beams, and the flooring of the ground floor as a reinforced slab, firmly attached to the beams by metallic bonding. So far no signs of cracks have appeared in the walls, and it would seem that the method of construction employed is likely to prove thoroughly satisfactory.

A small house for the Rent Collectors was taken in hand and practically completed during the year. It is of reinforced concrete construction with the outer walls treated with rough cast. It was designed by the Trust Architect and is an example of what can be done to make a simple building pleasing in appearance when based on a knowledge of the principles of proportion and design.

At Suparibag Road Chawls.

The remaining three out of the six reinforced concrete chawls at Suparibag Road were completed during the year. The six blocks provide 480 rooms giving accommodation for 1,920 persons.

The tarring of the compound was commenced and about one-half completed.

At Nagpada.

The compound of the 2 blocks of chawls at Nagpada was re-tarred.

Semi-permanent Huts.

23 additional semi-permanent sheds were constructed at Charni Road for the accommodation of the tenants displaced at Bhatwadi.

GENERAL ADMINISTRATION.

Changes in Trust Programme.

13. The year 1911-12 was marked by the addition of the important scheme known as "Scheme 37—the Sandhurst Road to Crawford Market Street Scheme" to the Trust's programme. This scheme takes the place of the scheme originally contemplated for widening Abdul Rehman Street to 120′ and includes the scheme for the improvement of the Memonwada, for which a representation was received in 1905 from the Municipal Commissioner under Section 24 of the Trust Act. The scheme is estimated to cost Rs. 171 lakhs gross and Rs. 104 lakhs nett. The scheme was notified on 11th May 1911, sanctioned by Government under Government Resolution, General Department, No. 7230 of the 20th December 1911, and declared in the *Bombay Government Gazette* in January 1912, and acquisition proceedings are now in progress. The papers published in Appendix **M** (**2**) will give the inquirer a full conspectus of the pros and cons of this scheme which has met with bitter opposition at the hands of the Memons whose property has to be acquired and their sympathisers in the Corporation.

The East Agripada Improvement Scheme (Scheme No. 32) which was originally submitted to Government for sanction in 1908 but was returned by Government in 1909 for modification with a view to reduction in cost was entirely recast in 1910-11 and 1911-12 and submitted to Government for sanction on 22nd November 1911. Government have, however, intimated in their No. 1215 of 22nd February 1912 that, as the financial soundness of the scheme depends on the remission of interest now annually payable by the Trust to Government and the

Corporation to be effected by the proposed repeal of Section 68 of this Trust Act, they deem it advisable to defer sanction to the scheme until the Act is actually amended. The original scheme is so modified that the gross cost is reduced from 97 to 48½ lakhs and the nett cost from 57 to 27½ lakhs. This has been effected mainly by giving up the western avenue 120′ broad and confining the scheme to the low-lying areas between the G. I. P. Railway and Ripon Road, thereby reducing its area from 5,01,000 to 2,76,000 square yards.

Nowroji Hill Improvement Scheme No.29—1st Alteration—a reference to which was made in the 1910-11 report, was notified on 7th December 1911, sanctioned by Government under Government Resolution, General Department, No. 1830 of 18th March 1912 and declared in the *Bombay Government Gazette* in April 1912.

The scheme, as now altered, together with the reasons for alteration, is described in the 1910-11 report. The additional area proposed to be acquired in connection with this alteration consists of a portion of Chinch Bunder Road and private property situated between that road and G. I. P. Railway and belonging to the late Mr. J. A. Sett. The financial result is to reduce the nett annual recurring loss on the scheme from Rs. 2,22,815 to Rs. 2,18,922.

Princess Street Scheme No. II—3rd Alteration—was notified, as mentioned in last report, on 23rd February 1911, sanctioned by Government under Government Resolution, General Department, No. 2517 of 26th April 1911 and declared in May 1911 in the *Bombay Government Gazette*. The estimate of the revised scheme amounts to Rs. 77,40,278, being an excess of Rs. 6,27,548 over the estimate for the 2nd revised scheme. This excess is expected to be just about covered by improvement in recoupment on lease of acquired lands.

Gowalia Tank Street Scheme No. IV—3rd Alteration—was notified on 29th June 1911, sanctioned by Government under Government Resolution, General Department, No. 5656 of 22nd September 1911 and declared in the *Bombay Government Gazette* in October 1911. This alteration involves only the acquisition and diversion of the public passage and the absorption of the land now included in the private passage into a plot to be leased. Such acquisition causes no excess over the sanctioned estimate of the original scheme.

Dadar-Matunga Street Scheme No. V—1st Alteration—which contemplated nothing more than the inclusion of (*a*) nine properties which were always intended to be included but were omitted by oversight from the original list of lands to be acquired and (*b*) the existing Vincent Road which was notified on 1st June 1911, sanctioned by Government under Government Resolution, General Department, No. 5657 of 22nd September 1911 and declared in November 1911 in the *Bombay Government Gazette*. The probable cost of acquisition of these nine properties amounts to Rs. 28,300 including 10 per cent. for contingencies.

The only other changes made in the Trust's programme in 1911-12 were in respect of Police Accommodation Schemes as follows :—

The sites in the Gamdevi Estate that have been for over four years reserved for Police Accommodation Schemes have now been definitely abandoned by Government, as negotiations in 1911-12 as to the rate to be charged for the sites

resulted in Government declining to give more than Rs. 83,800, while the Trust refused to take less than Rs. 1,18,000. Government have requested the Trust to find them some less expensive site in the neighbourhood and the matter is under investigation.

Government have also abandoned plot No. 83 in Sandhurst Road West Estate as too prominent a site to be spoilt by Police Chawls, and have asked for the first refusal of a neighbouring plot No. 65 in its place.

A fresh representation was received from Government in February 1912 in respect of a Police Accommodation Scheme on the old site of the Sassoon Reformatory in Chunam Kiln Road and plans and estimates are under consideration.

A site for the Parel Road Police Accommodation Scheme was selected early in the year, and the scheme has been notified, sanctioned and declared and acquired. Proceedings are in progress.

A representation received from Government, in respect of Mazagon Police Accommodation Scheme in February 1912, has been returned to Government for amendment.

Changes in Trust's Estates.

14. For the reasons given in last year's report Government were from time to time obliged to resume from the Trust for public purposes areas aggregating over $3\frac{3}{4}$ lakhs square yards of the schedule value of over Rs. 17 lakhs up to the beginning of 1911-12. During that year the following further areas were resumed :—

(1) 177 square yards of Chaupati Estate having a schedule value of Rs. 1,770. This piece of land was of no use to the Trust for building purposes and was resumed at the request of the Trust. It was subsequently made over by Government to the Municipality as a site for a fountain and a cattle trough.

(2) Out of the Parel Estate 15,321 square yards were resumed as a playground for the Veterinary College students and 50,000 square yards for the King Edward Memorial Hospital. The former valued by the Collector at Rs. 53,624 was restored during the year as it was not required for the purpose for which it was resumed, and it is at present held as extra land outside Schedule C but on terms as before. The Collector has deferred the determination of the valuation of the latter under Section 51 until the development of the Parel Estate is settled.

(3) The whole of the Kennedy Sea Face with the exception of 4,444 square yards leased to the Victoria Swimming Bath, was resumed by Government on 30th September 1911 at the request of the Trustees who found that the upkeep of the Estate was a great drain on their resources without any compensating advantage to them. The area resumed is 413,566 square yards, and the Trustees had spent over Rs. 2·9 lakhs on it since they took it over in 1898 and got next to no return thereon.

Thus by the end of 1911-12 the Schedule C lands (Government lands transferred to the Trust for 99 years) had been reduced from their original area of 30·4 lakhs square yards to 21·5 lakhs square yards and from their schedule value of Rs. 72·6 lakhs to Rs. 55·6 lakhs. Further details are given in the statements appended to Appendix **D(5)**.

Beyond what has been already shown in the statements appended to the last Reports there has been during the year under report no further change in Schedule D lands (Municipal lands transferred to the Trust for 99 years). By the end of the year they had been reduced from the original 748,018 square yards valued at Rs. 18,40,559 to 724,650 square yards valued at Rs. 17,14,798.

The nett change in the Trust's Estate effected during the year is summarised in the following figures of which full details will be found in Appendix **D(4)** to this report and that for 1910-11 :—

		Change in Trust's Estates.	As at beginning of 1911-12.	As at end of 1911-12.
		Developed area.	Square Yards in thousands.	Square Yards in thousands.
Appendix **D4.**	Col. 5 ...	Permanently leased	* 480·3	526·2
	„ 5 ...	Chawl sites	69·7	69·7
	„ 9 ...	Yet to be permanently leased	390·3	387·7
	„ 12, 13, 14.	Remainder—roads, open spaces, etc.	409·7	356·69
	„ 15 ...	Total	1350·3	1340·29
	„ 16 ...	Undeveloped area	sq. yd. 5177·6	5179·3
	„ 3 ...	Cost of acquisition	Rs. 39039·6	41946·2
	„ 7 ...	Rent of permanently leased area	Rs. 695·6	784·6

Progress of development of Trust's Estates.

15. The Development of the Garden City in Trust's Estate between Dadar and Sion has been one of the most engrossing subjects of the year. A tentative development scheme for the southern half of the Dadar-Sion Estate was prepared by Mr. Kent in 1910 and was fully considered by the Land Committee, after opinions and comments had been obtained from all departments of Government, the Municipality and the Trust and from the Architects' Association. A fresh development scheme is now being elaborated by Mr. Kent on lines laid down by the Land Committee and will shortly be considered by the Board. In anticipation of the full development of the scheme, the Board have approved of the formation of what is known as "King's Circle" an open grass plot of 500′ diameter at the highest point of Vincent Road intended for special architectural treatment as the main focal point of the scheme (*vide* Trustees' Resolution No. 85 of 20th April 1911, in Appendix **M8**) and the grass successfully grown there in spite of the difficulty of the shortage of water after the rains is already a striking and pleasing feature of the Estate.

* Chawls, not included.

The area between Ripon Road and Morland Road now known as the Board's Central Agripada Estate was laid out for leasing in 1911-12. The development plan submitted by the Engineer was approved by the Board in July 1911, with the exception of a central block which is to be developed in detail when the demand for land for non-residential purposes in the neighbourhood is ascertained. The development plan is appended hereto as Plan III.

By Trustees' Resolution No. 200 of 3rd October 1911 subsequently modified by Trustees' Resolution No. 64 of 26th March 1912, the development of the Bhatwadi Improvement Scheme area and the adjacent area in the Sandhurst Road Estate was settled, and there has since been a strong demand for the plots in this much improved residential estate. The development plan is appended as Plan IV.

By Trustees' Resolution No. 240 of 19th December 1911, the Board accorded formal sanction to the development of the plots north of Sandhurst Road on either side of Charni Road. The development plan had been made public over a year back ; but the Board's sanction had through oversight not been taken. The feature of this development is the central garden like the Wellington Lines Garden round which the plots east of Charni Road are grouped. This is an attractive feature and nearly all the plots round it have now been taken up or applied for.

The only other development plan sanctioned during the year was one for a slight modification of plots 86 and 87, Sandhurst Road West, sanctioned in Trustees' Resolution No. 141 of 2nd July 1911.

Dishousing and Rehousing.

By the beginning of 1911-12 completion certificates had been issued for 218 buildings on the Trust Estates (exclusive of Police Chawls and Trust Chawls) including 469 shops, 78 godowns, 46 offices, 3 hotels, 3 rooms for students, 23 garages, 1 club, 2 electric stations, 2,227 tenements for families, 3 theatres, 2 churches, 1 school, 1 hospital, 1 press, 1 soda-water factory, and 1 iron foundry. In 1911-12 certificates were granted for 39 new buildings including 94 shops, 15 godowns, 4 offices, 1 hotel, 13 rooms for Students, 2 garages, 1 club, 1 electric station, and tenements for 370 families, and at the end of the year completion certificates remained to be granted for 77 more buildings in progress, of which 44 were partly occupied and 33 unoccupied, while there were 41 leased plots on which the projected buildings had not yet commenced.

The smallest one-room tenement on Trust Estates is large enough for a family of five ; but even if we take five as the average and ignore hotels and shops, the new tenements for 370 families provide for 1,850 souls, while the 13 rooms for students and Trust Chawls newly opened during the year provide for another 2,202. As the population of the 143 buildings demolished on Trust Estates during the year was only 3,131 it will be seen that rehousing easily outstripped dishousing during this year also. A reference to last year's report will show that, while accommodation was provided during 1910-11 for 6,189 persons, only 1,593 were dishoused owing to the demolition of 41 buildings.

Long Leases.

16. The plots leased up to the end of 1911-12 aggregated 476, measuring 586,800 square yards, valued at Rs. 198 lakhs with a present annual rental of Rs. 8,25,600 and an ultimate rental of Rs. 9,03,500.

In 1911-12, 46 plots were newly leased on 99 or 999 years' leases, *viz.* :—

Chaupati, West	1
Central Agripada	2
Souter Street, West	1
Scheme I, First Nagpada	2
„ II, Princess Street	4
„ III, Sandhurst Road	21
„ IV, Gamdevi	7
„ VIII, Mandvi-Koliwada	4
„ XXVII, Mathew Road	2
„ XXXIII, Bhatwadi	2
Total ...	46

In 1910-11 the revenue for collection from holders of long leases was 6¼ lakhs ; in 1911-12 it was just over 7 lakhs, of which all but ⅓ lakh, *i.e.*, 4·7 per cent. was collected in the year and these arrears were nearly all cleared off within the first 2 months of 1912-13.

One plot in First Nagpada, measuring 42 square yards, was sold for Rs. 420. Taking 4 per cent. on the price realised for the latter as the equivalent of annual rent on leased plots and allowing for plots relinquished during the year the figures indicating progress in the disposal of Trust lands in the year stand as follows :—

Analysis of Trust Land Transactions in 1911-12.

No.	PARTICULARS.	No. of Plots.	Area.	Capital Value.	Annual Rent.	REMARKS.
			Sq. yds.	Rs.	Rs.	
I	Plots leased, *vide* Appendix G (2)	46	38,405	23,11,300	92,572	
II	Plots sold, Scheme I, Plot No. 55	1	42	420	16	4 per cent. on value.
III	Police Accommodation... ...	...	...	...	...	
IV	Total Plots disposed of ...	47	38,447	23,11,720	92,588	
V	Plots disposed of in 1910-11 or earlier but relinquished to the Trust in 1911-12 ...	1	579	78,200	3,128	
VI	Net Plots disposed of in 1911-12	46	37,868	22,33,520	89,460	
	Corresponding figures for 1910-11	59	62,130	20,22,024	88,719	
	Corresponding figures for 1909-10	46	69,393	23,25,578	1,02,477	
	Corresponding figures for 1908-09	38	49,154	14,53,351	63,943	

In Appendix G are given the details of leasing to date in each Estate and a detailed list of the plots leased in 1911-12 with their areas, rentals, etc.

In point of area the progress made in 1911-12 in disposing of plots was far below normal, but the value of the plots disposed of was well above normal.

It is noteworthy that the record rate obtained for any plot in auction was reached in 1911-12 when Rs. 730 per square yard was obtained for a plot of 709 square yards opposite Crawford Market in Princess Street Scheme. The progress made by the Building Syndicate on Gamdevi has been somewhat slow but two villas have been completed and sold, and the Syndicate are now extending their operations.

In point of number, area and also value of plots disposed of, the greatest advance in leasing was made in Scheme III, Sandhurst Road, in which 21 plots with an area of 16,138 square yards and value of Rs. 8,45,600, were leased.

In the whole Island the Trust still have 384 plots aggregating about 80 acres available for leasing, but not yet leased; the annual rental of these is estimated at about Rs. 5 lakhs. The Trust made about 8 lakhs out of them in 1911-12 in the shape of rent for temporary users on short leases.

Short Leases.

17. During the year under review the attempt to bring the rents of some of the acquired buildings upto date, and to secure fair rents for rights of cultivation was kept up.

Some small addition to the revenue was secured by letting at a monthly rent of Rs. 637 two plots—one on Churney Road and the other on Sandhurst Road, for Imperial and Coronation Cinematographs, respectively. The demand for Cinematographs still continues and negotiations are going on for leasing two additional sites on Sandhurst Road for Cinematographs.

The Board's temporary revenue from short term leases of their acquired properties has always been an important item to them, and it was not until 1908-09, that the gradual increase in permanent rents from year to year brought the revenue from such rents above that of temporary rents for the year. As stated in the last year's report, during 1910-11 the temporary rents were 48 per cent. and the permanent 52 per cent. of the whole Rs. 14·4 lakhs, and the corresponding figures for the whole life of the Trust upto 31st March 1911 were 63 per cent. and 37 per cent. respectively of Rs. 76 lakhs, but during the year under review, the temporary rents fell to 47 per cent. and the permanent rose to 53 per cent. of the total revenue of Rs. 16·6 lakhs and the corresponding figures for the whole life of the Trust are 60 per cent. and 40 per cent. respectively of Rs. 92·6 lakhs.

Of the 410 acquired buildings in charge of the Trust at the commencement of the year, 96 were demolished during the year, while of 141 acquired during the year, 15 were demolished before the end of the year. Thus at the end of the year the Trust held 440 such buildings. The rents realized from these 551 buildings in 1911-12 aggregated Rs. 4,88,535. The realizations during

the year from these and other temporary rents amounted to Rs. 7,79,096, which is about 12·76 per cent. above those of 1910-11 as shown below :—

	1910-11.	1911-12.
	Rs.	Rs.
Rents from acquired buildings	4,15,264	4,88,535
Rents from vacant lands for temporary structures, etc.	1,85,965	2,03,895
Rents from lands let for storing materials	30,319	26,662
Rents from lands let for cultivation	59,363	60,004
Total ...	6,90,911	7,79,096

Administration of Chawls.

18. There were 15,726 persons in the Board's chawls at the beginning and 17,467 at the end of the year as shown in the following table which also compares the mortality rates of 1910-11 and 1911-12 :—

Serial No.	Name of Chawl.	Population in 1911-12. At beginning of year.	Population in 1911-12. At end of year.	Population in 1911-12. Average.	Death-rate per 1,000 in 1911-12.	Population in 1910-11. At beginning of year.	Population in 1910-11. At end of year.	Population in 1910-11. Average.	Death-rate per 1,000 in 1910-11.	Remarks.
1	16 Blocks at Agripada	4,534	4,742	4,554	25·69	4,476	4,529	4,507	25·74	
2	2 „ „ Nagpada	496	386	488	30·74	494	490	494	22·27	
3	6 „ „ Chandanwadi.	2,407	2,416	2,400	24·71	2,217	2,401	2,255	36·81	
4	6 „ „Imamwada.	2,929	2,881	2,970	34·00	2,513	2,935	2,647	21·91	
5	1 Block at Princess Street.	253	263	258	19·38	242	251	239	12·55	
6	Semi-permanent sheds and altered buildings in Scheme No. III.	1,004	1,041	1,012	30·63	995	1,002	907	16·54	
7	Semi-permanent sheds at Paltan Road.	1,213	1,213	1,215	34·57	1,211	1,208	1,173	40·07	
8	1 Block on Plot No. 30, 1st Nagpada.	642	523	639	7·82	350	648	587	...	Occupied from 1st November 1910. So that the death rate in 1910-11 cannot be given for the whole year.
9	6 Blocks of Chawls at Agripada.	1,250	1,826	1,560	22·05	148	1,240	771	...	Occupied from 1st August 1910.
10	5 Blocks of Chawls at Mandvi-Koliwada.	791	809	794	22·67	78	787	454	...	Do.
11	Suparibag Chawls ...	207	1,367	995	23·12	...	...	...	...	Occupied from 1st April 1911.
	Total ...	15,726	17,467	...	...	...	...	...	...	

The general death-rate in Bombay City was 35·66 in 1909-10, 35·72 in 1910-11 and 35·07 in 1911-12. That the death-rate in most of the Board's chawls is far below the general rate for the City is a matter of satisfaction, considering that these chawls are all inhabited by the poorest classes and that the deaths include those of many outsiders brought into the chawls shortly before death. The highest death-rate is 34·57 for Paltan Road chawls which are in a notoriously malaria-ridden area and is the lowest recorded in the 4 years of the chawl's existence. The next highest is in Imamwada, where there has been a great deterioration since 1909-10. There has also been a deterioration at Nagpada, but a great improvement at Chandanwadi which held the worst record among permanent chawls in 1909-10.

As noted in the last annual report the Board raised the monthly rents of rooms in all their chawls with effect from 1st May 1911 **M3** fixing the maximum at Rs. 3-4-0 per room for Soparibaug Road Chawls, Rs. 3-8-0 per room for Agripada Chawls, Rs. 4-0-0 for Nagpada and Imamwada Chawls and Rs. 5-0-0 for Mandvi, Princess Street and Chandanwadi Chawls, and ordered that the abnormally low rents recovered upto 1911-12 should be gradually increased upto the new maxima from 1st May 1911 by 4 annas every three months for old tenants—new comers being charged the full maximum rents. There was no difficulty in securing these revised rents and by the end of the year, the maxima had been reached in all chawls except the following :—

Agripada 12 Blocks—Rent Rs. 3-4-0 on 1st April 1912 to be raised to maximum Rs. 3-8-0 on 1st May 1912.

Nagpada 2 Blocks—Rent Rs. 3-8-0 on 1st April 1912 to be raised to Rs. 3-12-0 on 1st May 1912 and to maximum Rs. 4 on 1st August 1912.

Chandanwadi Chawls and Princess Street Chawl—Rent Rs. 4-4-0 on 1st April 1912 to be raised to Rs. 4-8-0 on 1st May 1912, to Rs. 4-12-0 on 1st August 1912 and to maximum Rs. 5 on 1st November 1912.

During the year under review, the godowns in the front chawls at Mandvi Koliwada, which were let by contract upto 31st December 1911 for Rs. 513, were taken over from the contractor and the rents collected departmentally—the monthly rents so collected being Rs. 999 when all the godowns were occupied, which was the case during the year under review. The shop rents at Agripada were also revised, some increased and some decreased : nett increase Rs. 23 per month.

The results of this revision of rents of living rooms, godowns and shops and of the gradual addition of 617 rooms in new chawls in Imamwada, Supari-bag and Agripada to the 3,695 rooms existing in Trust chawls at the beginning of the year was that the rent actually collected from the Board's chawls amounted to Rs. 1,90,085 during the year under review, as against Rs. 1,24,820 during the preceding year, and that by November 1912 when the maximum rents fixed for living rooms are reached in all chawls, including the chawl at Imamwada completed after the close of the year under review, if all living rooms, godowns and shops are occupied, the full monthly rents of the chawls will amount to Rs. 19,243, yielding Rs. 2,30,916 per annum.

The percentage of outgoings to gross chawl revenue is found to be approximately 36, made up of items as shown in the margin. This is far heavier than in the case of private chawls, mainly because private owners spend far less than the Board on the sanitation of their chawls.

	per cent.
Sanitary Staff.	4·26
Pump-men ...	1·38
Rent collection (out-door staff) ...	1·71
Rent collection (proportionate cost of office establishment) ...	1·62
Municipal taxes ...	14·42
Vacancies ...	5·26
Stores of Sanitary staff ...	·90
Repairs and Maintenance..	6·29
	35·84
say	36

When the maximum rents are reached, the nett annual income allowing outgoings at 36% as detailed above will amount to 64% of Rs. 2,30,916, *i. e.*, Rs. 1,47,786, *i. e.*, 3·79% on the cost of the chawls which including value of land is Rs. 38,85,613 (*vide* Appendix I) say Rs. 39 lakhs. On this capital of 39 lakhs, the Board pay annual Interest and Sinking Fund charges at 4·61% amounting to Rs. 1,79,790. Thus even when the maximum rents laid down for living rooms by the Board are reached, the Board will be involved in an annual loss of Rs. 32,004 on their existing chawls which accommodated about 17,500 souls at the end of 1911-12.

Population of the Trust Estates as per Census of 1911.

19. A Census of the City of Bombay was taken on the night of the 10th March 1911, and with the kind assistance afforded by the Provincial Superintendent of Census in furnishing the necessary materials, it has been found possible to compile a table of the population of the Trust Estates on the night of the Census.

The information is given in the subjoined statement.

Serial No.	Description of Trust Schemes and Estates.	Population on Census Night (10th March 1911).	Remarks.
1	New Nagpada Scheme No. 1	5,890	
2	Princess Street Scheme No. 2	6,050	
3	Sandhurst Road Scheme No. 3 (Parts 1 & 2).	8,196	
4	Gamdevi Scheme No. 4	368	
5	Dadar-Matunga Scheme No. 5	3,109	
6	Sion-Matunga Scheme No. 6	2,074	
7	Mandvi Koliwada Scheme No. 8	1,165	
8	Police Accommodation Scheme No. 17 ...	18	
9	Mathew Road Scheme No. 27	67	
10	Nowroji Hill Scheme No. 29	18,824	
11	Parel Street Scheme No. 31	8,111	
12	Bhatwadi Scheme No. 33	986	
13	Crawford Market to Sandhurst Road Scheme No. 37	14,263	
14	Scheme No. 39	234	
15	Wodehouse Road Plots	1,456	
16	Wellington Lines Plots	1,204	
17	Cotton Green Plot No. 8	468	
18	Marine Lines Estate	447	
19	Old Government House Compound	658	
20	Hornby Road Plot ("Times of India" building Plot)	15	
21	Plot south of Crawford Market	643	
22	Chowpaty Estate	47	
23	Hornby Road Estate	34	
24	Colaba Reclamation Plots	459	
25	Connaught Road Estate	981	
26	West Agripada Estate	7,004	
		82,771	

FINANCE.

Loan.

20. The 1911-12 Budget contemplated a loan of 56 lakhs; but in consequence of the Cash Grant of 50 lakhs having been paid by Government on 1st April 1911, it was not found necessary for the Board to raise this loan, and they were thus not only saved a considerable loss on discount plus the stamp duty and other expenses incidental to the flotation of loans in addition to the interest and Sinking Fund Charges but were actually enabled to earn a large sum (Rs. 50,550) in the shape of interest by the temporary investment of the whole 50 lakhs for the 3 months ending 30th June 1911, and still more by investment of the bulk of the grant during the remainder of the year.

The Trust's total borrowings up to date stand at Rs. 450 lakhs (face value) involving Interest and Sinking Fund Charges of Rs. 20·3 lakhs per annum on nett receipts (allowing for premia and discount in different years of Rs. 443 lakhs). These charges have always been regularly and punctually paid. Full details are given in Appendix C.

Earnings on surplus cash balance.

21. The 3 years' contract under which the Bank of Bombay is the Trust's sole Bank and allows interest on fixed deposits at 2 per cent. below current Bank rate expires on 7th July 1912. The Board's earnings on fixed deposits under this contract were, thanks to the 50 lakhs grant, better than in the 2 previous years and their rate of earnings on total balance was considerably higher than in any year since 1907-08 when the average Bank rate for the year was 5·84 against 4·97 in 1911-12.

The non-interest earning daily balance outside the two months in which the Bank allow no interest on the money raised by Loan in the year is now rarely over a lakh, and the rate of interest earned on the total balance exceeds that of in 1908-09, the last year before the contract with the Bombay Bank commenced but falls short of the high rates earned in 1906-07 and 1907-08.

Accounts of 1911-1912.

22. The audited accounts of the Board for 1911-12 are attached to this report.

The total receipts and expenditure of 1911-12 were as follows :—

	Receipts.	Expenditure.
	Rs.	Rs.
Capital Account	... 51,42,763	41,33,014
General „	... 28,19,717	25,26,500
Total	... 79,62,480	66,59,514
Difference ... Rs. +		13,02,966

The opening and closing balances were as follows :—

	Opening balance.	Closing balance.
	Rs.	Rs.
Capital Account	40,21,267	50,31,016
General „	.....	2,93,217
Total ...	40,21,267	53,24,233
Difference ... Rs.		13,02,966

Capital Account.

23. The Board's Capital receipts other than receipts from loans come under three main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings and sale of quarrying rights. The receipts under these heads in the last three years are compared below :—

	1909-10. Rs.	1910-11. Rs.	1911-12. Rs.
Sale of lands	58,316	3,27,403	12,032
Sale of right to demolish acquired buildings	82,660	43,712	87,039
Sale of quarry rights... ...	2,550	64,194	43,692
Total ...	1,43,526	4,35,309	1,42,763

The receipts from *sales* of land are usually quite small, because it is the Board's policy to convey land by lease rather than sale, in order to be able to control the lessees in their dealings with it and in particular to prevent the creation of insanitary premises or the gradual development of insanitary conditions by the overcrowding of land with buildings, which is so common a characteristic of building sites in private ownership in Bombay. These considerations however do not prevail where the land is taken up by Government, and this explains the large figure under 1910-11 in the above table, as shown in the report for 1910-11.

The large receipts from sale proceeds of demolished buildings occurred mainly in Nowroji Hill Estate where many houses were demolished in order to create air-spaces for the ventilation of surrounding houses and in Suparibaug Road and Chunam Kiln Road where the sites were required for addition to the road-ways. In Bhatwadi all the houses on sites on the line of the new 40 feet road which is the backbone of the scheme were demolished : and in Schemes II, III, VIII and XXVII several houses were demolished upon the sites being leased for 999 years.

The proceeds from quarries should have been much larger but the Nowroji Hill Contractor was more troublesome than ever and as he failed to pay up his dues the Board had to determine his contract and re-enter upon the land in January 1912 when the total amount due from the contractor was Rs. 27,300. Had he duly carried out his contract, receipts up to the end of the year would have amounted to Rs. 85,155. The Board are suing him for his arrears and meanwhile the quarry is left unworked while work is pushed on with the adjacent quarry so that the cutting down of that part of the Nowroji Hill through which Sandhurst Road has to be taken in order to complete the connection between Elphinstone Bridge and Sandhurst Bridge may be expedited.

The figures under main heads of capital expenditure in different years are compared below in round thousands of rupees :—

	1909-10.	1910-11.	1911-12.
	Rs.	Rs.	Rs.
Management	2,00	2,00	1,47
Establishment	2,61	2,63	2,63
Acquisition	39,71	42,89	32,16
Works	5,53	8,27	3,47
Payments under Section 79 ...	17,76	53	1,60
Total Rs. ...	67,61	56,32	41,33

The fall in cost of management is due to the Board's escaping the cost of a loan in 1911-12.

The expenditure on works is the lowest for many years past.

General Account.

24. The special account kept under Section 79 (3) stood at the end of 1910-11 thus :—

Surplus in General Account.

Year.	Amount. Rs.
1898-1899	1,80,067
1899-1900	1,07,555
1900-1901	4,60,106
1901-1902	4,41,258
1902-1903	5,22,308
1903-1904	1,81,487
1904-1905	67,141
1905-1906	1,20,396
1909-1910	52,615
1910-1911	1,60,364
1911-1912	2,93,217
Total Rs.	25,86,514

Deficit in General Account.

Year.	Amount. Rs.
1906-1907	56,081
1907-1908	1,22,781
1908-1909	1,25,307
Total Rs.	3,04,169

Net Balance *Cr.* 22,82,345.

The General Account depicts the struggle between the Trust's Interest and Sinking Fund charges, increasing steadily with annual borrowings, and the nett revenue from the Estates in which Capital has been sunk. In the early stages of development Interest and Sinking Fund charges naturally expand faster than nett revenue. The shortage is made good by Municipal contribution. A sum approximating to 2 per cent. on the Municipal assessment is paid to the Trust by the Municipality on 1st April, and if the Trust make any profit in the year, that is taken as indicating that the Municipality contributed more than was necessary to keep the Trust solvent for that one year, and therefore the surplus is refunded to the Municipality as soon as the year's accounts are closed and audited. This process is best analysed by setting out Municipal Contribution separately from other receipts, and Interest and Sinking Fund separately from

other expenditure. The actuals for the last 4 years are exhibited in the following table :—

Analysis of General Account.

(Figures in Lakhs.)

	1908-09.	1909-10.	1910-11.	1911-12.
	Rs.	Rs.	Rs.	Rs.
SPECIAL ITEMS.				
1.—*Interest, and Sinking Fund charges*—				
On debt to Government and Municipality under Section 68 ...	0·0	1·1	0·8	1·0
On Debentures	13·0	16·0	19·1	20·2
Total ...	13·0	17·1	19·9	21·2
2.—*Municipal Contribution*—				
Section 73	0·0	0·0	0·6	0·0
„ 72	4·5	7·8	8·3	8·6
Total ...	4·5	7·8	8·9	8·6
3.—Shortage (1-2) to be made good from Trust's Nett revenue	8·5	9·3	11·0	12·6
OTHER ITEMS.				
4.—Receipts other than Municipal Contribution	11·1	13·6	16·7	19·6
5.—Expenditure other than Interest and Sinking Fund charges	3·9	3·8	4·1	4·1
6.—Nett Revenue (4-5)	7·2	9·8	12·6	15·5
7.—Profit + or loss—(3-6)	—1·3	+0·5	+1·6	+2·9

The increase of nett revenue from 9·8 lakhs in 1909-10 to 15·5 lakhs in 1911-12 is a matter for congratulation ; but Interest and Sinking Fund charges have increased rather faster, and consequently the call on the Municipality has increased from 7·8 lakhs in 1909-10 to 8·6 lakhs in 1911-12.

The increase of nett revenue from 7·2 lakhs in 1908-09 to 15·5 lakhs in 1911-12 is a matter for congratulation. This increase of 8·3 lakhs just exceeds the corresponding increase of 8·2 lakhs in Interest and Sinking Fund charges so that were the Municipality bound to pay to the Trust under Section 72 only what sufficed to balance the Trust's General Account for the year, the demand made upon the Municipality would have been less in 1911-12 than in any of the previous 3 years. The Act, however, is being amended so as to allow the Trust

to retain their profit of 2·9 lakhs and in consideration of this, the Municipality are to be exempted from paying the 1·4 lakhs that was due from them to the Trust on the 1st December 1911. Allowing for the Trust's retaining this profit of 2·9 lakhs, the Municipality's total contribution to the Trust under Section 72 since the Trust was first started, *i.e.*, for the 12 years ending 1911-12 amounts to Rs. 39½ lakhs out of the Rs. 404 lakhs collected by the Municipality as General Tax in that period. Had the Municipality paid to the Trust the full 2 per cent. under Section 72, their contribution in the 12 years would have amounted to Rs. 83½ lakhs.

Full details of the Municipality's contribution year by year are given in Appendix **B-4.**

Interest on debt to Government and Municipality.

25. Following the same procedure as in 1910-11, the Trust paid to Government under Section 68 of the Act only the interest due on leased Schedule "**C**" lands, namely, Rs. 61,858, but to the Municipality they paid the full interest due on both leased and unleased Schedule "**D**" lands, *viz.*, Rs. 37,276.

Cost of Land Manager's Establishment.

26. The usual statement comparing the cost of the Land Manager's Establishment enhanced by that of legal expenses in connection with Land Acquisition with the total charges under the head Land Acquisition is given below :—

Statement showing Percentage of Charges for acquiring Properties on the Cost of Acquisition.

(In Lakhs and Decimals.)

Year.	Cost of Acquisition.	Charges.					Percentage of Charges to Cost of Acquisition.
		Cost of Land Manager's Dept.	Cost of Special Collector's Dept.	Cost of the Tribunal.	Legal Expenses including Brokerage and Sundries.	Total.	
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1898-99	...	...	...	...	...	...	...
1899-1900	...	..	...	...	...	...	...
1900-01	5·16	0·45*	...	...	0·09	0·54	10·46
1901-02	11·41	0·58*	0·29	0·05	0·29	1·21	10·60
1902-03	33·35	0·60*	0·41	0·07	0·70	1·78	5·34
1903-04	39·21	0·32	0·64	0·21	0·70	1·87	4·77
1904-05	52·50	0·40	0·70	0·33	0·96	2·39	4·55
1905-06	25·30	0·42	0·32	0·32	1·01	2·07	8·18
1906-07	8·53	0·46	0·25	0·28	0·80	1·79	20·98
1907-08	12·71	0·53	0·40	0·23	0·96	2·12	16·68
1908-09	41·62	0·62	0·58	0·16	1·11	2·47	5·93
1909-10	38·73	0·65	0·66	0·21	0·97	2·49	6·43
1910-11	42·95	0·69	0·54	0·32	0·52	2·07	4·86
1911-12	31·36	0·71	0·59	0·24	0·80	2·34	7·42
	† 342·83	6·43	5·38	2·42	8·91	23·14	6·75

* These figures represent the proportionate cost of the Engineer's Department which did the work of acquisition in these years.

† Includes payments made to Government for purchase of land.

Cost of Management.

27. In the following table the cost of Management is amalgamated with the cost of Engineer's and Land Manager's Departments and the total compared year by year with the Board's total money turn-over, that is, the sum of Receipts and Expenditure in both Capital and General Accounts.

Statement showing Percentage of Cost of Administration amalgamated with the Cost of Engineer's and Land Manager's Departments on the total money turn-over.

(In Lakhs and decimals.)

Year.	Capital Receipts, exclusive of loans & Government grant.	Capital Expenditure.	Revenue Receipts.	Revenue Expenditure.	Totals of Cols. 2 to 5.	Cost of Engineer's Department, including Temporary Establishment.	Cost of Land Manager's Department, including Special Collector's and Tribunal's expenses.	Cost of Management.	Total of Cols. 7 to 9.	Percentage of Col. 10 on Col. 6.
1	2	3	4	5	6	7	8	9	10	11
1898-99	...	...	1·87	0·07	1·94	0·15	...	0·26	0·41	21·13
1899-1900	...	2·40	1·47	0·40	4·27	0·6	...	1·16	1·76	41·22
1900-01	0·12	8·35	7·83	3·22	19·52	0·26	0·45	0·96	1·67	8·56
1901-02	0·84	13·91	8·27	3·86	26·88	0·13	0·92	1·37	2·42	9·00
1902-03	1·27	36·46	10·35	5·12	53·20	0·05	1·08	1·30	2·43	4·57
1903-04	0·89	46·08	8·80	6·99	62·26	0·68	1·17	1·66	3·51	5·64
1904-05	0·27	61·35	11·20	10·53	83·35	0·80	1·43	1·63	3·86	4·63
1905-06	1·09	31·62	14·27	13·07	60·05	0·92	1·06	1·49	3·47	5·78
1906-07	1·85	17·46	13·92	14·48	47·71	1·02	0·99	1·39	3·40	7·13
1907-08	1·48	21·56	14·54	15·77	53·35	1·15	1·16	1·33	3·64	6·82
1908-09	1·52	50·53	15·61	16·88	84·54	1·19	1·36	1·51	4·06	4·80
1909-10	1·44	45·23	21·40	20·88	88·95	1·10	1·52	2·01	4·63	5·20
1910-11	4·35	51·15	25·63	24·03	105·16	1·08	1·55	2·00	4·63	4·40
1911-12	1·43	35·62	28·20	25·26	90·51	1·09	1·54	1·47	4·10	4·53
Total ...	16·05	421·72	183·36	160·56	781·69	10·22	14·23	19·54	43·99	5·63

Provident Fund.

28. The closing balance on 31st March 1911, in the accounts of the Provident Fund established for the Officers and servants of the Trust under Section 91 (6) of the Act, was Rs. 1,88,635.

The Fund was credited during the year with Rs. 14,267 on account of employés' subscriptions, Rs. 14,161 on account of Contribution by the Trust and Rs. 7,741 on account of Interest, while sums aggregating Rs. 4,005 were paid to the subscribers, leaving a balance of Rs. 2,20,799 on 31st March 1912.

PERSONNEL.

29. The Hon'ble Mr. J. P. Orr, C.S.I., I.C.S., continued to hold the office of the Chairman of the Trust throughout the year: he was on privilege leave from 3rd to 8th January 1912. His pay was raised from Rs. 2,750 to Rs. 3,000 per mensem from 24th April 1911, when he had served 2 years as Chairman.

The Staff.

Mr. W. N. Shilstone, Secretary and Chief Accountant, was on duty throughout the year, and is now in his 14th year of service with the Trust.

Mr. R. J. Kent, A.M.I.C.E., held the post of Trust Engineer throughout the year. He was promoted from Rs. 1,650 to Rs. 1,700 per mensem from 1st October 1911, after 4 years' service with the Trust.

Mr. J. F. Watson, B.E., A.M.I.C.E., Deputy Trust Engineer, who was on duty throughout the year. He reached Rs. 1,000 per mensem, the maximum salary affixed to the post, on 16th November 1911, after 8 years' service with the Trust.

Mr. F. G. B. Hawkins, A.R.I.B.A., was appointed Trust Architect on 6th May 1911 on a salary of Rs. 500—50—1,000, *plus* conveyance allowance of Rs. 50 per mensem.

Mr. J. R. M. Heaney-Reeves, Assistant Engineer, resigned his appointment with effect from 9th May 1911, after one year's service with the Trust.

Mr. N. D. Katrak, L.C.E., Assistant Engineer, was on duty throughout the year, and is now in his 9th year of service with the Trust.

Mr. S. D. Prabhawalker, L.C.E., Overseer (Sub-Divisional Officer), held charge of the office of the Assistant Engineer, vacated by Mr. J. R. M. Heaney-Reeves in addition to his own duties throughout the year. He is now in his 6th year of service with the Trust.

Mr. M. S. Bharucha, L.C.E., Land Manager, was on duty throughout the year, and is now in his 11th year of service with the Trust.

Mr. R. H. A. Delves, F.S.I., Deputy Land Manager, was on duty throughout the year. On 1st April 1911 he had earned his fourth increment of Rs. 50 bringing his pay to Rs. 850 per mensem. He has now been 8 years with the Trust.

Mr. H. P. Matbar, L.C.E., Assistant Land Manager, was on duty throughout the year. On 1st April 1911 he was granted a conveyance allowance of Rs. 50 per mensem. He has now been 10 years with the Trust.

Mr. D. J. Samson, L.C.E., Assistant Land Manager, was on duty throughout the year, and has now been 13 years with the Trust. He has been granted a conveyance allowance of Rs. 50 since 21st April 1911.

Architect.

The experiment which at the instance of Mr. Kent was initiated in 1911-12 of attaching a trained architect from England to the Engineer's staff has proved a great success. The Trust were fortunate in securing the services of Mr. F. G. B. Hawkins, and the Board fully concur in the following remarks taken from the Engineer's report on his first year's work :—

"Mr. Hawkins has now completed a year's service with the Trust as architect and I cannot speak too highly of his work and the assistance he has rendered me.

"At one time it was considered a dangerous experiment to appoint a Trust Architect; it was feared that it might be resented by the Local Architects as a reflection on their abilities, and some few thought it might end by taking the bread out of their mouths. These fears have not been realized.

"Most of the Local Architects have appreciated the wisdom of the appointment, and a number of them have had the good sense to realize their limitations by taking trained Architectural Draughtsmen into their employ.

"The standard of architectural design for buildings on Trust plots has been raised to a much higher level, thanks to Mr. Hawkins' untiring patience and helpfulness. We now have under construction quite a number of buildings possessing distinct architectural merit, and doubtless every year will show a marked advance in the quality of the architecture of buildings erected on Trust Estates. We may look forward with confidence to a more beautiful Bombay. The architect has come to us too late, perhaps, to rectify much mediocre work that has been done, but there is a wide field for his talent in the north of the Island and with the decided improvement that is taking place in the work of Local Architects we may take heart, and the present generation may live to see the suburbs of Bombay laid out and adorned with buildings which will be a lasting credit to the City."

Medical Examiner.

Dr. A. P. Cama acted as Medical Examiner to the Board throughout, except for one month from 12th October 1911, when he was on leave, and Dr. B. H. Dantra acted for him.

The work of the Staff during the year was as usual entirely satisfactory.

Tribunal of Appeal.

30. Mr. D. Chamier, Bar.-at-Law, President of the Tribunal of Appeal, having proceeded to Europe on 13th April 1911, resigned his office on 19th July 1911, and Mr. J. Sanders-Slater, Bar.-at-Law, was appointed in his place on 28th July 1911.

Mr. L. W. Hartley, J.P., held the Government appointment of an Assessor of the Tribunal of Appeal throughout the year.

Mr. W. A. Chambers, an Assessor of the Tribunal, having proceeded to England on 15th November 1911 for six months, Mr. Joseph Hall was appointed by the Corporation to act during his absence.

31. For most of the year there were two Special Collectors working under the Land Acquisition Act, *viz.*, Mr. J. D. Framji, I.S.O., Bar.-at-Law, and Mr. E. J. Bolus, I.C.S., but the latter relinquished charge of his office as Additional Special Collector on the 24th February 1912, and no one has yet been appointed to succeed him. Special Collectors.

32. The following gentlemen served as Trustees throughout the year :— The Board.

(1) Mr. E. L. Sale, I.C.S., Collector of Bombay.

(2) Mr. P. R. Cadell, I.C.S., Municipal Commissioner for the City of Bombay.

(3) Sir Bhalchandra K. Bhatawadekar, Kt., elected by Corporation.

(4) Mr. D. E. Wacha, J.P., elected by Corporation.

(5) Mr. N. J. Gamudia, J.P., elected by Corporation.

(6) Mr. A. M. Tod, J.P., elected by Chamber of Commerce.

(7) The Hon'ble Sir Sassoon David, Bart., elected by Millowners' Association.

(8) The Hon'ble Sir V. D. Thackersey, Kt., nominated by Government.

(9) Mr. J. S. Wardlaw-Milne, J.P., nominated by Government.

The charges among the other Trustees were as follows :—

The ex-officio seat of the General Officer Commanding the Bombay Brigade was occupied at different times by—

Major-General J. C. Swann, C.B.
Lieut.-Colonel H. R. Vaughan.
W. C. Walton.
D. Sapte.

The Port Trust seat was held by Mr. F. L. Sprott till he went on leave in April 1911, then by Mr. G. E. Lillie till 19th October 1911, and then by Mr. Sprott who holds it still.

The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E. (elected by Corporation) was absent on leave from 25th April to 12th June 1911.

Mr. E. M. Proes, M.Inst.C.E., J.P. (nominated by Government) resigned his seat on the Board of Trustees from 4th March 1912, and no one was appointed in his place till 1st April 1912.

33. There were 42 Board Meetings and 57 Committee Meetings during the year, the corresponding figures being respectively 46 and 56 in 1910-11 and 47 and 66 in 1909-10. Meetings.

The average attendance at Board Meetings was 91·2 per cent. out of 14 and at Committee Meetings 94 per cent. out of 6.

Important debates of the year.

34. In Appendix **M** will be found, as usual, a collection of the most important of recent Trustees' Resolution dealing with matters which engrossed the Board's attention or that of their Committee and Executive staff for long periods during the year. Those that have not already been referred to in earlier paras. are epitomised below.

Amendment of City of Bombay Improvement Act.—In June 1911 the Board received from Government a draft of the Bill to amend the City of Bombay Improvement Act for comments. The Bill was closely considered by a Special Committee whose report was adopted by the Board in Trustees' Resolution No. 171 of 16th August 1911 (*vide* Appendix **M5**) and sent to Government. In the final Bill now about to be submitted to Legislative Council for second reading practically all the Board's suggestions have been adopted, except the suggestion that all large areas of unleased Scheduled lands should be made the Trust's absolute property.

Acquisition of Rowli and Salamatie Hills.—The problem how to find earth sufficient for the filling in of the large low-lying areas acquired in 1910 and 1911 between Dadar and Sion for the formation of the proposed Garden City in the north of the Island has been solved by the acquisition of Rowli and Salamatie Hills from Government who have been good enough to give the Trust possession in anticipation of the settlement of the vexed question as to the amount of compensation to be paid by the Trust. The long negotiations in this matter are summarised in Trustees' Resolution No. 57 of 19th March 1912 in Appendix **M 6**.

Amendment of the Trust's forms of Agreements and Leases.—Various causes have combined to delay the completion of the work of the Special Committee appointed to revise those forms which occupied the attention of the Committee at several long debates during the year, and in view of this delay the Committee decided in July 1911 to refer to the Board the subject of modification of the old regulation by which the construction of Nhanis (washing places) in living rooms had hitherto been strictly prohibited. This prohibition rendered the Board's plots very unpopular among Hindus and Mahomedans and the Special Committee recommended that Nhanis should in future be allowed subject to certain precautions and restrictions. This recommendation was accepted by Trustees' Resolution No. 176 of 22nd August 1911 (*vide* Appendix **M 7**) and the relaxation of the old regulation has been much appreciated by the Trust's tenants and has removed one of the chief causes of unpopularity of Trust's leases.

Reorganisation of the Administrative Staff.—So far back as 1908 Mr. Dunn, the then Chairman, had proposed the creation of a new branch of the Land Manager's Department for the special purpose of supervising the development of the Trust Estates in view of their rapid growth under land acquisition proceedings. A commencement was made in April 1910 by the transfer of the work of leasing the acquired properties on temporary leases pending the final development of an Estate from the Engineer to the Land Manager. This change having been found to work well in the first year was made permanent in 1911-12 and a general reorganisation was gradually worked out on much the same lines as Mr. Dunn had originally suggested. The Finance Committee had the Chairmain's reorganisation under consideration during 1911-12, but the Board's acceptance of it in a modified form was not recorded till April 1912. The proper place for a detailed account of the

reorganisation will therefore be in the 1912-13 report; but the final Trustees' Resolution Nos. 80 of 16th April 1912, and 82 of 23rd April 1912, on the subject are given for reference in Appendix **M 9** and **9 (a)** hereto.

Improvement Schemes.—Government having signified in Government Resolution No. 2057 of 11th April 1911 (*vide* Appendix **M 1**) their readiness to see that the Board are provided with funds sufficient to enable them to carry out the sanitary improvement of the areas that have been "represented" by the Municipal Commissioner, the Improvements Committee have had under consideration the relative urgency of the call for sanitary improvement in these several areas and the Chairman was throughout the year engaged in studying the applicability to Bombay of the methods that have superseded in England and elsewhere the now generally condemned method of wholesale demolition and reconstruction which seems to have been the only method originally contemplated by the Trust Act for dealing with insanitary areas. It is now generally recognised that the wholesale demolition method is too costly to be applied to more than a few small areas here and there, and that even the complete sanitary regeneration of such small areas in Bombay is of no avail so long as insanitary conditions prevail and go from bad to worse in the large congested areas surrounding them. It has become evident that for the complete sanitary regeneration of the whole of Bombay some general method that can be applied to the whole of the congested areas in the City simultaneously is required. The method of clearing away houses from the middle of congested areas so as to improve the lighting and ventilation of the houses around the cleared site has been gradually applied to the Board's Nowroji Hill Estate during 1911-12, while at the same time all rooms which on a survey of every house in that Estate were found to be insufficiently lighted and ventilated have been closed against human habitation and the occupation transferred to sanitary rooms elsewhere. In this way 267 rooms which were previously rented at Rs. 916 per mensem have been closed and 22 houses which yielded monthly rents aggregating Rs. 1,314 have been demolished. The extension of this system to all houses in Bombay has been advocated in a lecture which the Chairman was preparing throughout the latter half of 1911-12 and the Improvements Committee now have this lecture under their consideration.

Acquisition of houses in village sites.—The Land Acquisition Committee settled a large number of important cases during the year (cf. paragraph 3), but their hardest problem was to find some equitable solution for the difficulty which arises in some hundreds of poor people's cases in the north of the Island where there are large insanitary village sites, the houses in which have for years been passed on from father to son and have no real market value as residences. The Board are advised that strictly the occupants can claim no more than the value of the site plus the value of the building materials ; but this hits the poorer owners very hard and leaves them without means of reinstating themselves near their ancestral homes as many of them wish to. Attempts have been made to effect a settlement on the lines of reinstatement and a model village site has been actually laid out in Sion and approved by the people concerned; but these efforts at settlement have repeatedly failed by the people retracting from oral agreements in court and becoming more and more exorbitant in their demands. The Committee were divided in their opinions as to how far these demands should be acceded to and the matter will shortly be referred to the Board.

APPENDIX A.

Capital Account.

Note.—The figures are given in Round Lakhs of Rupees.

	1909-10.		1910-11.		1911-12.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.						
Loan	85·0	400·0	50·0	450·0	...	450·0
Discount or Premium	—3·6	— 6·3	— 0·5	— 6·8	...	—6·8
Sale Proceeds	1·5	10·3	4·3	14·6	1·4	16·0
Appropriation from General Account	0·5	18·2	1·6	19·8	2·9	22·7
Special contribution from Govt. ...	...	...	...	...	50·0	50·0
TOTAL ...	83·4	422·2	55·4	477·6	54·3	531·9
Expenditure.						
I.—On Government and Municipal Property.						
Schedule "C"	0·1	5·0	0·1	5·1	0·2	5·2
" "D"	*N.*	7·7	0·1	7·8	0·2	8·0
" "E"	*N.*	4·3	0·2	4·5	0·1	4·6
Police Accommodation Schemes ...	0·9	8·1	2·2	10·3	0·0	10·3
TOTAL ...	1·0	25·1	2·6	27·7	0·5	28·2
II.—On the Trust's own acquired lands.						
Cost of Management	2·0	13·9	1·9	15·8	1·2	17·0
Cost of Establishment	2·4	16·8	2·6	19·4	2·6	22·0
Acquisition of Land	39·7	274·6	42·9	317·5	32·2	349·7
Chawls	3·2	21·2	4·8	26·0	1·3	27·3
Roads	1·1	10·2	0·3	10·5	0·9	11·4
Other Works	0·1	2·3	0·7	3·0	0·8	3·8
TOTAL ...	48·5	339·0	53·2	392·2	39·0	431·2
III.—Miscellaneous.						
Office Buildings	*N.*	3·1	*N.*	3·1	*N.*	3·1
Other items	0·3	2·9	*N.*	2·9	0·2	3·1
TOTAL ...	0·3	6·0	*N.*	6·0	0·2	6·2
IV.—Disposal of Profits under Section 79 (3)	17·76	17·76	0·53	18·29	1·6	19·9
TOTAL ...	17·76	17·76	0·53	18·29	1·6	19·9
GRAND TOTAL ...	67·6	387·9	56·3	444·2	41·3	485·5
Balance ...	15·8	34·3	—0·9	33·4	13·0	46·4

N= negligible.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, *20th July* 1912.

APPENDIX B (1.)

ANALYSIS OF GENERAL ACCOUNT.

YEAR.	Receipts. Rents. Lakhs.	Municipal Contribution. Lakhs.	Interest on Investment. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Expenditure. Maintenance. Lakhs.	Municipal Rates and Taxes. Lakhs.	Interest and Sinking Fund. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Balance appropriated to Capital. Lakhs.
1	2	3	4	5	6	7	8	9	10	11	12
1898-99	1·9	...	...	...	1·9	0·1	...	...	...	0·1	1·8
1899-1900 ...	0·7	...	0·8	...	1·5	0·2	0·2	...	...	0·4	1·1
1900-01	0·9	4·75	1·65	...	7·3	0·3	0·2	2·2	...	2·7	4·6
1901-02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	...	3·1	4·4
1902-03	1·4	5·0	3·5	...	9·9	0·4	0·2	4·1	...	4·7	5·2
1903-04	2·6	3·5	2·3	...	8·4	0·4	0·4	5·7	0·1	6·6	1·8
1904-05	5·8	2·0	2·7	...	10·5	0·7	0·9	8·1	0·1	9·8	0·7
1905-06	9·7	2·5	1·9	...	14·1	1·43	1·3	10·05	0·1	12·9	1·2
											——20·8
1906-07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6
1907-08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2
1908-09	9·4	4·5	1·1	0·1	15·2	2·5	0·84	13·0	0·14	16·5	—1·3
											——3·1
											17·7
1909-10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5
1910-11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6
1911-12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9
Total to end of 1911-12.	92·6	58·9	25·1	0·7	177·5	19·9	9·6	124·2	0·9	154·8	22·7

Rent received in 1898-99 was mainly rent under Schedule F.

* Includes interest paid to Government and the Municipality under Section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909-10 ...	65,350	41,241	1,06,591
1910-11 ...	46,440	37,841	84,281
1911-12 ...	61,858	37,276	99,134
	1,73,648	1,16,358	2,90,006

Out of 92·6 rents no less than 55·9 or 60 per cent. was from temporary occupations.
Of the 22·7 surplus 18·8 was paid to the Municipality and 1 to Government and the balance 2·9 is payable to Municipality during the current year under Section 79 (3) (*a*).
Of the 58·9 Municipal contribution 18·8 was refunded and 2·9 is to be refunded in 1912-13, so that the nett Municipal contribution after deducting taxes is Rs. 27·6 lakhs in the 14 years.
Government contribution (profits from Schedule C Land) after deduction of the 1 lakh refunded to them as their share of profits is 15 lakhs in the 14 years.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 20*th July* 1912.

APPENDIX B (2).

Showing from Appendix B-1 how the burden of Interest and Sinking Fund Charges on Trust's borrowings has been shared by Government, the Municipality and the Trust.

(*For explanation of the method followed*, vide *annual report for* 1908-09, *pp.* 25 *to* 29.)

Figures in Lakhs.

Sources of Revenue.	Rents.	Maintenance.	Taxes.	Profit from Land, Columns 2-3-4.	Profit from Cash Transactions.	Total Interest and Sinking Fund Charges.	Net Profit in General Account distributed between Government and Municipality.	Distribution of Interest and Sinking Fund Charges.			Percentage of Interest and Sinking Fund Charges.
								Profit from Land.	Cash Profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
Government	22·4	6·4	0·82	15·2	.....	.....	1·0	14·2	.....	14·2	11·4
Municipality...	2·2	2·4	0·44	—0·6	58·9	.....	21·7	—0·6	37·2	36·6	29·5
Trust	68·0	11·1	8·37	48·5	24·9	.....	.....	48·5	24·9	73·4	59·1
Total ...	92·6	19·9	9·6	63·1	83·8	124·2	22·7	62·1	62·1	124·2	100·0
If the Municipality had levied no taxes from the Trust the figures would have been as follows :—											
Government	22·4	6·4	.....	16·0	.....	.....	1·0	15·0	.....	15·0	12·1
Municipality	2·2	2·4	.....	—0·2	58·9	.....	31·3	— 0·2	27·6	27·4	22·0
Trust	68·0	11·1	.....	56·9	24·9	.....	.....	56·9	24·9	81·8	65·9
Total ...	92·6	19·9	.....	72·7	83·8	124·2	32·3	71·7	52·5	124·2	100·0

Note.—The Special grant of 50 lakhs paid by Government on 1st April 1911 has been placed to the credit of the Capital Account and does not therefore find a place in this Statement.

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX B (3).

Comparison of amounts contributed towards Trust's Interest and Sinking Fund Charges up to end of 1911-12 by Government and Municipality with Capital borrowed by Trust up to end of 1911-12 for expenditure on Government and Municipal lands vested in the Trust.

OOO Omitted.

ITEM.	Capital Borrowed.			Government and Municipality's contribution to Interest and Sinking Fund Charges to end of 1911-12 as per Appendix B-2, Col. 11.
	For Works.	For paying off General Account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government Lands. — Schedule C Lands ...	5,17	...	5,17	.....
Government Lands. — „ E „ ...	4,65	75	5,40	.....
Government Lands. — Police Accommodation Schemes	10,97	1,31	12,28	.....
Total ...	20,79	2,06	22,85	14,20
Municipal Lands—Schedule D ...	7,96	4,93	12,89	36,60
Grand Total ...	28,75	6,99	35,74	50,80

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 20*th July* 1912.

APPENDIX **B (4)**.

(Referred to in para. 24 of Report.)

STATEMENT comparing the Municipal Contributions to the Trust with 2 per cent. on City Assessments.

000 omitted.

YEAR.	Rateable Value chargeable with 2% under Section 73.	2% thereon.	Rateable Value chargeable with General Tax.	Percentage Rate of General Tax.	General Tax realizable for each year.	General Tax Receipts in each year.	Payment to Trust under Section 72.	Balance of General Tax after such payment.	REMARKS.
1	2	3	4	5	6	7	8	9	10
1895-96 ...	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	...	...	In 12 years ending 1911-12 Rateable Value increased from 252 to 461 lakhs, *i.e.*, by 209 lakhs or nearly 83 per cent. at average rate of 17½ lakhs per annum.
1896-97 ...	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	...	...	
1897-98 ...	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	...	...	In 5 years ending 1911-12 Rateable Value increased from 353 to 461 lakhs, *i.e.*, by 108 lakhs or nearly 32 per cent. at average rate of 21½ lakhs per annum.
1898-99 ...	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	...	...	
1899-1900...	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	...	...	The full 2 per cent. (Section 72) would have given Trust 84 lakhs. The Trust actually got only 39·5 lakhs at an average rate of Rs. 3,29,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 6,96,000 per annum.
Total ...	12,12,94	2,425·87	12,11,89	...	1,10,99	1,10,07	...	...	
1900-01 ...	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	Municipality's actual receipts for General Tax in 1900-12 fell short of full tax realizable by 0·26 lakhs or about 0·02 lakhs per annum.
1901-02 ...	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902-03 ...	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	Out of these Receipts the Trust got 39·5 lakhs while the Municipality got 364 lakhs. This 364 lakhs gave the Municipality in 1900-12 an average income of 30·4 lakhs per annum which is 8·4 lakhs per annum more than the average of the preceding 5 years.
1903-04 ...	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	
1904-05 ...	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905-06 ...	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906-07 ...	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	For the 5 years 1900-05 the average rate of General Tax was 11; for the five years 1905-10 it has been 9; for 1911-12 it is 10⅝.
1907-08 ...	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908-09 ...	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	When 2 per cent. was fixed for Municipal contribution to Trust it was thought that Municipality would be giving up from ⅕th to ⅙th of its General Tax receipts every year. The full 2 per cent. was just over 21 per cent. of the actual receipts in 1900-12. But the Municipality gave up to the Trust only 9·8 per cent. of actual receipts.
1909-10 ...	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	
1910-11 ..	4,47,36	8,94·72	4,47,99	10⅝	46,94	45,77	8,35	37,42	
1911-12 ...	4,61,17	9,22·34	4,61,65	10⅝	48,43	49,76	8,65	41,11	
Total ...	41,75,92	8,351·84	41,84,91	...	4,04,26	4,04,00	58,42	3,45,58	
	Adjustment for refund under Section 79				for 1908-09.	16,76			
		,,	,,	,,	1909-10.	53			
		,,	,,	,,	1910-11.	160	— 18,89	+ 18,89	Or an average of 3,037 per annum as Municipality's share against Trust's share averaging 329 per annum, on the assumption that the Act will be amended so as to allow the Trust to retain their profit (2·9 lakhs) for 1911-12 instead of paying it to the Municipality.
						.....	39,53	3,64,47	

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX C.

(Referred to in para. 20 of Report.)

Analysis of Trust's Loan Transactions to end of 1911-12.

Loan of	Date of Issue.	Description of Loans (all for 60 years at 4 per cent.)	Average Rate of Issue.	Face Value of Debentures.	Premium + or Discount—	Nett Receipts.	Half-yearly interest payable.	SINKING FUND.					
								Basis.	Amounts payable ½ yearly.	Total Amount paid to date.	Interest accrued to date.	Total S. Fund including interest.	Nominal Value of Investment up to date in 4 per cent. Stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899...	Improvement Trust Coupon Debentures.	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	2,48,352	70,574	3,18,926	3,22,500
1901	6th September 1901...	Improvement Trust Debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	1,25,600	27,619	1,53,219	1,54,500
1902	15th July 1902 ...	Do.	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	1,13,040	21,345	1,34,385	1,35,000
1903	20th August 1903 ...	Do.	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	2,00,960	32,593	2,33,553	2,33,000
1904	7th September 1904...	Do.	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	1,45,637	19,986	1,65,623	1,65,500
1905	12th ,, 1905...	Do.	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	75,360	8,769	84,129	84,500
1906	2nd October 1906 ...	Do.	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	61,369	5,770	67,139	67,500
1907	24th September 1907.	Do.	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	36,877	2,669	39,546	40,000
1908	8th ,, 1908.	Do.	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	55 316	2,784	58,100	58,000
1909	1st July 1909 ...	Improvement Trust Coupon Debentures.	£95 15 0	£ 5,66,600 or Rs. 84,99,000	— £24,080½ or —Rs. 3,61,208	£542,519½ or Rs. 81,37,792	£11,332 or Rs. 1,69,980	,,	25,654	1,28,271	5,014	1,33,285	1,32,500
1910	1st ,, 1910 ...	Do.	£99 0 0	£ 3,33,000 or Rs. 49,95,000	— £ 3,330 or —Rs. 49,950	£ 3,29,670 or Rs.49,45,050	£6,660 or Rs. 99,900	,,	15,078	45,233	817	46,050	45,500
			98 7 7·566	4,49,94,000	— 6,85,299	4,43,08,701	8,99,880		1,13,166	12,36,015	1,97,940	14,33,955	14,38,500

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (1).

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1911-12.

Serial No.	Name of Plot.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land.										Undeveloped Portion.		Remarks.
				Leased Plots.				Unleased Plots.								
				No.	Area in thousands of sq.yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq.yds.	Capital value in thousands of Rupees.	Rental in thousandsofRupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq.yds.	Schedule value in thousands of Rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C.—Land.															
1	Flats	1,414	...	...	...	...	...	...	...	...	...	...	...	1,414	...	An area of 383,912 sq. yds., the Flats is being developed into a public park.
2	Kennedy Sea Face ...	4	...	1	4·0	0·2	0·01	..	...	...	...	...	...	...	...	Swimming Bath. The remainder of Kennedy Sea Face was resumed by Government on 30th September 1911.
3	Cooperage	59	586	...	...	...	...	...	...	...	...	59	...	...	...	Appropriated as permanent open space under Section 60 (4).
4	Marine Lines	88 33	1,206	20	33	630	25·1	...	...	...	...	88	...	...	...	Do. do.
5	Wellington Lines ...	44	271	16	32	856	24·6	...	...	...	...	12	...	...	...	Area in column 13 is that of Central Garden.
6	Wodehouse Road ...	41	370	18	40	823	32·9	...	...	...	...	...	1	...	...	
7	Plot south of Old Town Barracks.	2	65	...	...	...	...	...	...	...	...	...	...	2	65	Temporarily leased to Military Department on Rs. 1,950 per annum.
8	Hornby Road... ...	57·1	1,272	38	45·1	1,783·5	60·5	...	...	...	...	...	...	...	...	11,270 sq. yds. handed over to Municipality on 28th March 1912.
9	Plot south of Crawford Market(HornbyRoad).	7·5	166	1	7·5	322·0	12·9	...	...	...	...	...	...	...	...	

APPENDIX D (1)—*contd.*

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1911-12.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land.										Undeveloped Portion.		Remarks.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
10	Plot north of Municipal Offices (Hornby Road).	7·0	198	1	7·0	222·0	4·8	...	...	...	...	...	...	...	...	
11	West Chaupati Estate, including the Hill slope.	*76·7 53·0	580	11	15·8	362·5	15·9	23	41·7	627·5	28·7	2	...	53	...	* On actual measurement, Chaupati Estate is found to be 5,453 sq. yds. less than shewn in Schedule C. Area of roads 17,203 sq. yds. handed over to the Municipality.
	Old Distillery Plot ...	7·0	71	1	1·2	12·0	0·5	·4	4·8	108·0	4·8	...	1·0	...	...	
12	Parel Estate	280·0	794	...	...	...	...	...	...	...	...	...	...	280	794	
	Total	2,173·3	5,579	107	185·6	5,011·2	177·2	27	46·5	735·5	33·5	161	2·0	1,749	859	
Plot held from Government on terms similar to those of Schedule C Lands.	Site of Admiral's Bungalow (Marine Lines).	8·3	103	1	8·3	258	10·3	...	...	...	...	...	...	...	...	
	East Chaupati Estate.	4·0	32·9	4	3·9	91·9	4·1	...	...	...	...	*0·1	...	...	...	* To be transferred to Municipality for night-soil depôt.
	Total ...	12·3	135·9	5	12·2	349·9	14·4	...	...	...	...	0·1	...	...	...	
	Schedule E—Land.															
	Colaba Reclamation ...	68	...	31	48	2,203	99·1	4	6	151	6·8	*14	...	...	...	* Pavement.
	Grand Total...	2,253·6	5,714·9	143	245·8	7,564·1	290·7	31	52·5	886·5	40·3	175·1	2·0	1,749	859	

Roads transferred from the Trust's Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 53,575 sq. yds. for Schedule C Lands and 26,496 sq. yds. for Schedule E Lands as per particulars given in Appendix J-1.

Bombay, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (2).

Trust's Estates on Municipal Land (Schedule D) as at close of 1911-12.

Serial No.	NAME OF ESTATE.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	DEVELOPED LANDS.											UNDEVELOPED LANDS.		REMARKS.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passage in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate.	29·7	170·0	16	12·2	102·2	4·1	...	...	...	...	...	...	1·5	† 16	78·8	†Being the area of 18 plots occupied by the Municipality for Maratha Hospital.
2	Agripada Estate ...	*406·7	1,266·0	54	72·9	477·8	19·2	79	118·0	811·5	23·8	29·7	27·7	9·7	59·2	209·0	*This represents schedule area of Central and West Agripada and Souter Street. Out of this area a plot measuring 1466 square yards has been resumed by the Municipality.
				C. 6	29·3	219·6	8·8										
	Central Agripada Estate.			2	2·8	24·2	1·0										
	Souter Street, West..			1	0·2	3·6	0·1										
3	Matunga Lands ...	291·0	347·0	...	...	...	...	...	...	...	...	...	...	...	291·0	347·0	Portions of 8 plots measuring 576 square yards are deducted from the originally reported area. The schedule value of the same is Rs. 490.
	Total ...	727·4	1,783·0	73	88·1	607·8	24·4	79	118·0	811·5	23·8	29·7	27·7	11·2	366·2	634·8	
				C. 6	29·3	219·6	8·8										

C.—Trust's Chawls together with Trust's store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 781.

Roads transferred from the Trust Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 58,514 square yards, 2,700 out of Connaught Road Estate and 55,814 out of Agripada Estate.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 20*th July* 1912.

Trust's Permanent Estate on their own land as at close of 1911-12.

Serial Number of Scheme.	Name of Scheme.	Land acquired up to 31st March 1911 as per Appendix F.		Developed Land.											Undeveloped Land.		Total of Columns 6, 10, 13, 14, 15 & 16.	Explanation of difference between Columns 3 & 18.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service Passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of Rupees.		
		Area in thousands of sq. yds.	Awards in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
I	First Nagpada ...	72·6	1,533·9	58	41·9	764·0	34·2	1	0·7	11·3	0·5	2·8	...	4·0	...	...	53·7	14·6 sq. yds. handed over to the Municipality 4·0 P. A. site transferred to Government.
				C. 2	4·3	23·0	1·2											
II	Princess Street ...	118·2	6,704·8	70	35·0	5,366·0	237·8	36	22·8	2,836·1	128·3	...	...	4·0	3·6	204·2	75·1	42·2 sq. yds. handed over to the Municipality.
				C. 2	9·7	145·5	6·5											
III	Sandhurst Road ...	246·8	8,119·9	46	35·1	1,954·1	83·3	123	92·7	3,780·7	174·5	2·3	22·6	3·6	20·2	664·6	190·9	52·5 sq. yds. handed over to Municipality for roads. Area of plots sold outright 2·4 sq. yds.
				C. 2	14·4	194·5	8·7											
IV	Gamdevi	176·6	1,214·9	30	29·9	682·6	29·4	75	75·9	1,509·9	69·4	9·7	22·9	6·0	...	...	144·4	31·4 sq. yds. handed over to the Municipality for roads.
V	Dadar-Matunga ...	1,207·6	1,719·5	...	...	...	...	...	...	...	...	...	...	...	1,207·6	1,719·5	1,207·6	
VI	Sion-Matunga ...	1,265·7	1,441·7	...	...	...	...	...	...	...	...	...	...	...	1,265·7	1,441·7	1,265·7	
VII	Mandvi-Koliwada...	29·3	1,980·1	21	8·6	825·8	36·3	14	8·3	714·6	33·0	...	9·0	1·0	...	...	30·9	4·8 sq. yds. handed over to the Municipality.
				C. 1	4·0	305·0	13·8											
IX	Sankli Street ...	0·3	17·0	...	...	...	...	...	...	...	...	...	...	...	...	...	...	—6·4 sq yds. difference as explained in Engineer's No. 3456, dated 15th May 1912.
XIII	Souter Street East.	7·5	20·8	...	...	...	...	9	3·0	36·0	1·6	...	2·1	0·19	2·2	6·1	7·49	·3 sq. yds. handed over to the Municipality.
XXVII	Mathew Road ...	47·9	1,089·0	9	20·4	643·9	28·6	10	9·8	302·0	14·2	...	3·8	1·5	...	...	35·5	12·8 sq. yds. handed over to the Municipality.
XXIX	Nowroji Hill ...	153·5	6,236·7	...	...	...	...	...	...	...	...	...	...	...	153·5	6,236·7	153·5	15·5 sq. yds. sold to B. B. :& C. I. Railway Co.
XXX	Souter Street Extension.	16·9	69·5	...	...	...	...	...	...	...	...	...	2·1	...	...	...	2·1	
XXXI	Parel	419·3	3,611·0	...	...	...	...	...	...	...	...	...	...	...	411·3	3,542·1	411·3	
			...	C. 1	8·0	44·0	2·0	...	...	...	...	...	...	...	...	...	8·0	
XXXIII	Bhatwadi	7·2	277·9	2	1·2	34·2	1·4	5	3·7	59·9	2·7	...	2·5	0·3	...	...	7·7	
XXXVI	Chunam Kiln Road.	7·5	222·1	...	...	...	...	1	0·3	13·0	0·6	...	10·6	...	...	...	10·9	
	POLICE ACCOMMODATION SCHEMES.																	
XIV	Nagpada	4·0	...°	1	4·0	71·9	3·2	...	...	...	...	...	...	...	...	...	4·0	° This forms part of the land acquired in Scheme I and the amount of award is included in Col. 4 against that Scheme.
XVI	Wodehouse Road...	6·6	76·3	1	6·6	76·3	3·4	...	...	...	...	...	...	...	...	...	6·6	
XVII	Duncan Road ...	0·3	39·0	1	0·3	37·5	1·7	...	...	...	...	...	...	...	...	...	0·3	
XVIII	Sheppard Road ...	1·3	15·9	1	1·3	15·2	0·7	...	...	...	...	...	...	...	...	...	1·3	
XIX	Agripada	4·8	44·9	2	4·8	44·9	2·1	...	...	...	...	...	...	...	...	...	4·8	
XXIII	Connaught Road ...	1·7	13·4	2	1·7	13·4	0·6	...	...	...	...	...	...	...	...	...	1·7	
XXIV	Princess Street ...	1·5	...‡	2	1·5	151·4	6·8	...	...	...	...	...	...	...	...	...	1·5	‡This forms part of land acquired in Scheme II and the amount of award is included in Col. 4 against that Scheme.
	Total ...	3,797·1	34,448·3	246	192·3	10,681·2	469·5	274	217·2	9,263·5	424·8	14·8	75·6	20·59	3,964·1	13,814·9	3,624·99	
				C. 8	40·4	715·0	32·2											

C=Trust's Chawls.

Roads transferred from the Trust's Estate to the Municipality under Section 45 (3) of the Act are not included in the above figures ; they aggregate 158,554 sq. yds.

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (4).

Summary.

NAME.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.	
			LEASED PLOTS.				UNLEASED PLOTS.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds	Total area of developed land in thousands of sq. yds.	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's Estates on Government land (Schedules C and E).	2,253·6	5,714·9	143	245·8	7,564·1	290·7	31	52·5	886·5	40·3	175·1	2·0	...	475·4	1,749·0	859
2. Trust's Estates on Municipal land (Schedule D).	727·4	1,783·0	73 **C. 6**	88·1 **29·3**	607·8 **219·6**	24·4 **8·8**	79	118·0	811·5	23·8	29·7	27·7	11·2	304·0	366·2	634·8
3. Trust's estates on their own land.	3,797·1	34,448·3	246 **C. 8**	192·3 **40·4**	10,681·2 **715·0**	469·5 **32·2**	274	217·2	9,263·5	424·8	14·8	75·6	20·59	560·89	3,064·1	13,814·9
Total ...	6,778·1	41,946·2	462 **C. 14**	526·2 **69·7**	18,853·1 **934·6**	784·6 **41·0**	384	387·7	10,961·5	488·9	219·6	105·3	31·79	1,340·29	5,179·3	15,308·7

BOMBAY, *20th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (5).

(Referred to in para. 14 of Report.)

Note on Government lands vested in the Trust.

1. The Government lands originally vested in the Trust were of two classes, *viz.*—

(*i*) land which the Trust were free to develop into building estates forthwith; and

(*ii*) land which the Trust could develop into building estates either not at all (*e.g.*, the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's Capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the Capital debt on which 3 per cent. interest was payable by the Trust under Section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the Capital debt, but should be exempt from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under Section 79 (3) (*b*) (*ii.*)

4. There are now, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz.*—

Class A.—Those in respect of which the Trust have a Capital debt subject to interest.

Class B.—Those in respect of which the Trust have a Capital debt exempt from interest.

Class C.—Those in respect of which the Trust have no Capital debt.

5. The gradual changes in these classes from year to year are traced out in the Statement at pages 32-37 of the Report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from Capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estate, taking effect as from 1st April 1908. The effect of these amendments was shown in the Statements appended to the Report for 1910-11, which also gave figures for that year. Subsequent changes during the year under Report are shown in the appended Statements. The effect of resumption from Class A has been to deprive the Trust of their chance of making profits from development. The effect of transfer from Class C to Class A is to add to the Trust's chances of making profits from development. The effect of transfer from Class C to Class B is to saddle the Trust with a new debt, in addition to the annual cost of maintenance which in both Class B and Class C is far below the revenue from the lands in question. The effect of appropriation of land in Class A for streets is to reduce the Trust's debt by the value of the land in view of the fact that they can get no return from it.

6. The net result of these changes is that (1) the area which the Trust is (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards to 5·4 lakhs square yards, and its value from Rs. 72·6 lakhs to Rs. 41 lakhs; (2) an addition of Rs. 14·6 lakhs has been made to the Board's debt in respect of areas (the Cooperage and Marine Lines Maidan), aggregating 1½ lakhs square yards, which are to be kept as permanent open spaces; and (3) the area which the Board has to maintain as open spaces for the time being has been reduced from 22·6 lakhs square yards to 14·7 lakhs square yards.

* But see notes in col. 17 of Appendix D (1) as to practical restrictions on development.

7. The 3 per cent. interest due to Government for 1911-12 under Section 68 amounts to Rs. 1,07,487, which is about 50 per cent. of the total nett revenue; Rs. 2,14,064 derived from these Schedule C lands in that year, outside Interest and Sinking Fund charges (Rs. 23,357) on borrowed Capital sunk in the Estates, leaving the nett profits of the year, after paying all Interest and Sinking Fund charges, at Rs. 83,220 only.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 20*th July* 1912.

Statement **A** *showing gradual reduction of*

Referred to in para. 5 of

Year.	Class.	Plots resumed.			Reasons for resumption.
		Name.	Area.	Value.	
1	2	3	4	5	6
			Sq. yds.	Rs.	
		As at the end of 1910-11, *vide* last Annual Report	384,751	17,06,523	.....
1911-12 ...	A	Chaupati Estate—Building Land.	177	1,770	Being of no use to the Trust for building purposes.
,, ...	,,	Parel Estate	(*a*) 15,321	53,624	For Veterinary College Playground.
,, ...	,,	Do.	(*b*) 50,000	.....	For King Edward Memorial Hospital site.
,, ...	B	.....	.....	.....	.....
,, ...	C	Kennedy Sea Face... ...	413,566	.....	Being unprofitable to Trust ...
		Total ...	863,815	17,61,917	

Bombay, 20*th July* 1912.

Government grant of land to the Trust.

Appendix D (5).

Appropriations for Streets.			Estate as at the end of 1911-1912.		Remarks.
Plot.	Area.	Value.	Area.	Value.	
7	8	9	10	11	12
	Sq. yds.	Rs.	Sq. yds.	Rs.	
			573,313	39,56,764	A.
.....	56,466	7,26,245	146,347	14,63,470	B.
			1,880,004	.....	C.
		Total ...	2,599,664	54,20,234	
.....	.....	.....	507,815	39,01,370	(*a*) Restored by Government in February 1912, *vide* Statement B. (*b*) Resumed on 15th December 1911, but value not yet determined by the Collector.
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,466,438	.....	
		Total ...	2,120,600	53,64,840	
	56,466	*7,26,245	2,120,600	53,64,840	* Government have given up *gratis* for roads land valued in the Schedule at over Rs. 7¼ lakhs.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

STATEMENT B.

Comparison of Original Grant of Land from Government to Trust with Grant as it stood at the end of 1911-12.

Class.	Grant.				Remarks.
	Original.		At end of 1911-12.		
	Area.	Schedule Value.	Area.	Schedule Value.	
1	2	3	4	5	6
	Sq. yds.	Rs.	Sq. yds.	Rs.	
A—Land appropriated for development into *Building sites.*	787,198	72,60,992	507,815	39,01,370	For explanation of the classification A, B, C, *vide* p. 47.
B—Land permanently appropriated as *Open space.*	.....	.....	146,347	14,63,470	
C—Other land not available for development into *Building Estate.*	2,256,837	.....	1,466,438	.....	
Total ...	3,044,035	72,60,992	2,120,600	53,64,840	
Add—Areas held from Government on terms similar to those of *Schedule C.*					
Class **A.** 1. Admiralty site at Marine Lines.	8,258	1,03,225	8,258	1,03,225	
Class **A.** 2. Land out of Mayo Road added to Wellington Lines Estate.	106	1,065	106	1,065	Transferred to Trust under Government Resolution, General Department, No. 3579, dated 28th June 1902. (Trustees' Resolution No. 188, dated 8th July 1902) and a conveyance, dated 10th October 1905.
Class **A.** 3. Land at Charni Road Level-crossing (East Chaupati Estate.)	7,449	.....	* 5,171	38,670	*Under Government Resolution, General Department, No. 2837, dated 11th May 1911, Government fixed its Schedule value at Rs. 10 per square yard on the 3,867 square yards which alone are leaseable.
Class **A.** 4. Veterinary College Play-ground plot at Parel.	15,321	53,624	15,321	53,624	Under Government Resolution, General Department, No. 67, dated 6th January 1912, this land resumed on 8th June 1911 was restored to the Trust on 2nd February 1912.
Total ...	31,134	1,57,914	28,856	1,96,584	
Grand Total at end of 1911-12 ...	3,075,169	74,18,906	2,149,456	55,61,424	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, *20th July* 1912.

Statement **C** *showing the balance on land (Plot by Plot) of Schedule* **C** *Areas and Values as on 31st March* 1912.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1912.		3 % Interest on Col. 6 (excluding non-interest bearing debt).	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs. a. p.	
1	Flats (as per deposited plan)	1,701,251	...	1,413,852	...	.....	
2	Kennedy Sea Face—						
	Building land	...	...	4,444	250	7 8 0	Interest runs from 19th May 1909 under Government Resolution, General Department, No. 5582 of 9th November 1910.
	Land not appropriated for building ...	419,033	...	...	...	.....	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	...	58,596 (open space)	5,85,960	.....	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899. Non-interest bearing debt under Section 68 (2). Value to be gradually paid off out of profits under Section 79.
4	The Secretariat Plot	17,700	...	...	...	.....	Resumed by Government on 5th October 1910.
5	Marine Lines—						
	Open space	122,163	12,21,630	87,751	8,77,510	.....	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department, No. 5762, dated 8th October 1901. Non-interest bearing debt under Section 68 (2). Value to be gradually paid off out of profits under Section 79.
	Building Estate	...	...	31,270	3,12,700	9,381 0 0	Interest runs from 18th July 1911 under Government Resolution, General Department, No. 5582 of 9th November 1910.
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	8,130 9 2	Out of 1,930 square yards from Cooperage transferred to this Estate under Government Resolution, General Deparment, No. 4397 of 5th October 1899, only an area of 307 square yards (value Rs. 3,070) now forms part of this Estate ; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House. Interest on this area of 307 square yards runs from 5th October 1909 under Government Resolution, General Department, No. 5582 of 9th November 1910.
7	Wodehouse Road	55,625	5,56,250	40,190	3,57,733	10,731 15 10	
8	Cotton Green	13,105	1,31,050	...	...	.....	Resumed on 3rd February 1904. Credit given on resumption for Board's expenditure on Fire Service Rs. 8,145.
9	Saluting Battery Plot	5,600	2,80,000	...	...	.....	Resumed on 19th May 1903. Credit given on resumption for Board's expenditure on a well Rs. 7,525.

Statement **C** *showing the balance on hand (Plot by Plot) of Schedule* **C** *Areas and Values as on* 31*st March* 1912.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1912.		3 % Interest on Col. 6 (excluding non-interest bearing debt).			REMARKS.
		Area.	Value.	Area.	Value.				
1	2	3	4	5	6	7			8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs.	a.	p.	
10	Crescent Site	31,957	7,98,925	...	...	.....			Resumed on 23rd September 1905.
11	Plot South of Old Town Barracks... ...	2,166	64,980	2,166	64,980	1,949	6	5	
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	26,330	5	11	
13	Plot South of Crawford Market	9,569	1,91,380	7,627	1,52,540	4,576	3	2	
14	Dispensary Plot	1,642	33,840	...	33,840	1,015	3	2	Acquired by Government for Railway Company on 8th April 1910. Government have promised to give the Trust land of the value of the ultimate award instead of reducing the Capital Debt.
15	Plot North of Municipal Offices	6,600	1,98,000	6,600	1,98,000	5,940	0	0	
16	Chowpatti Estate—								
	Building Land	89,623	8,96,230	71,052	7,10,516	21,315	7	8	Area and schedule value to be reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill Slope	52,675	...	52,586	...	.....			
17	Police Lines Plot at Dadar	5,234	52,340	...	...	.....			Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	330,469	9,91,407	265,148	9,37,783	28,133	7	10	90,000 square yards occupied by Government for Parel Laboratory. 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911. Notice served on 10th June 1911. Handed over on 15th December 1911, but Collector has not yet made his award. 15,321 square yards resumed for Veterinary College playground, being no longer required by Government, restored to Trust on same terms and conditions as before.
	Total ...	3,044,035	72,60,992	2,120,600	53,80,510	1,17,511	3	2	
	Deduct—The Credits as shown in Remarks column against Items 8 and 9 and the 3 per cent. thereon	...	...	...	—15,670	—470	1	7	
	Nett Total ...	3,044,035	72,60,992	2,120,600	53,64,840	1,17,041	1	7	3 per cent. interest on Interest-bearing Debt only.

Statement **C** *showing the balance on hand (Plot by Plot) of Schedule* **C** *Areas and Values as on 31st March* 1912.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1912.		3 % Interest on Col. 6 (excluding non-interest bearing debt).	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs. a. p.	
	Interest bearing. Interest chargeable on 31st March 1912	787,198	72,60,992	507,815	39,01,370	1,17,041 1 7	
	Interest bearing. Interest not yet chargeable under Section 68 (3)						
	Interest bearing. Total ...			507,815	39,01,370	1,17,041 1 7	
	Non-interest bearing	2,256,837	...	1,612,785	14,63,470	.....	*Vide* Items 3 and 5.
	Total ...	3,044,035	72,60,992	2,120,600	53,64,840	1,17,041 1 7	
	Add—Areas held from Government on terms similar to those of Schedule **C** ...	(As originally made over.)					
1	Admiralty Site, Marine Lines	8,258	1,03,225	8,258	1,03,225	3,096 12 0	
2	Land out of Mayo Road added to Wellington Lines Estate	106	1,065	106	1,065	31 15 2	
3	Land at Charni Road Level-crossing (East Chowpatti Estate)	7,449	...	5,171	38,670	1,160 1 7	
4	Veterinary College Playground Plot at Parel	15,321	53,624	15,321	53,624	1,608 11	
	Total ...	31,134	1,57,914	28,856	1,96,584	5,897 8 3	
	GRAND TOTAL ...	3,075,169	74,18,906	2,149,456	55,61,424	1,22,938 9 10	Interest ultimately payable on debt of Rs. (39,01,370 + 1,96,584) =40,97,954, excluding non-interest bearing debt on Cooperage and Marine Lines Maidans of Rs. 14,63,470 which has to be gradually paid off out of profits under Section 79.

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

STATEMENT D.

SHOWING gradual reduction of Municipal Grant of land to the Trust referred to in paragraph 14 of Report.

Year.	Plots resumed.			Reasons for Resumptions.	Appropriations for Streets.			Estate as at the end of the year.		REMARKS.
	Name.	Area.	Value.		Plots.	Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7	8	9	10	11
		Sq. yds.	Rs.			Sq. yds.	Rs.	Sq. yds.	Rs.	
As at the end of 1906-07.	.....	3,653	12,162	.....	...	4,530	20,902	737,767	18,07,495	
1907-08 ...	.....	...	...	.....	...	...	...	(a), (b), (c) 734,218	17,92,000	(a) 2,973 square yards (valued at Rs. 15,004) deducted on account of shortage (accepted by Municipal Commissioner) in the area of the Connaught Road Estate excluding the Maratha Hospital site. Schedule area = 21,075 square yards. Actual area = 18,102 square yards. (b) 576 square yards (valued at Rs. 491) deducted on account of wrong inclusion (reported to Municipal Commissioner) in Schedule of Plots Nos. 52, 55 and 56 of lands at Matunga. (c) The shortage (a) and the wrong inclusion (b) discovered in 1910-11 are allowed to take effect as from 1st April 1908. Hence necessity of altering figures as given in Annual Report for 1908-09.
1908-09 ...	.....	...	...	.....	...	...	...	732,656	17,92,000	Deducting 1,562 square yards from lands at Matunga acquired by Government for Railway purposes under Land acquisition Act on payment of Rs. 893 in cash.
1909-10 ...	Agripada Estate ...	1,466	7,698	For a Municipal Primary School site.	...	...	...	731,190	17,84,302	
1910-11 ...	Connaught Road Estate	1,689	14,873	For a Police Accommodation Scheme site	...	...	...	...	...	
.....	Agripada Estate ...	4,851	54,631	Do. ...	...	...	...	724,650	17,14,798	
	Total ...	11,659	89,364			4,530	20,902	724,650	17,14,798	

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

STATEMENT E.

SHOWING the balance on hand of Schedule D areas and value as on 31st March 1912.

Item No.	NAME OF ESTATE.	As per Schedule D.		As on 31st March 1912.		Interest at 3 per cent. on Col. 6.	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs. a. p.	
1	Connaught Road Estate ...	36,827	1,93,074	29,493*	1,48,984*	4,469 8 4	* Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality. The Municipal Commissioner not accepting the Collector's award under Section 66 (1) in respect of 1,519 square yards (valued at Rs. 8,483) appropriated to service passages, has intimated that he will appeal to the Tribunal. This area and value are, therefore, not yet deducted.
2	Agripada Estate	412,815	12,98,137	403,890	12,18,409	36,552 4 4	The Collector's award under Section 66 (1) for 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages is awaited. Collector's award under Section 68 (1) (ii) in respect of 29,734 square yards (valued at Rs. 89,202) appropriated as open space has not yet been accepted by Municipal Commissioner.
3	Lands at Matunga	298,376	3,49,348	291,267	3,47,405	10,422 2 5	
	Total ...	748,018	18,40,559	724,650	17,14,798	51,443 15 1	Subject to deduction under Section 67 (2) and the foot-note to Schedule D on account of areas occupied by roads.

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX E.

Progress in Trust's Schemes.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
I	1st Nagpada	0·7	.....	Fencing round the recreation ground of plot No. 48.	2,709	0·5	
II	Princess Street	1·3	Work of laying pipe line in Carnac Road, constructing and tarring service passages, laying 6″ pipe drain. Carriage entrances constructed. Portion of Scheme East of Shaikh Memon Street developed and plot No. 115 sold at Rs. 730 per square yard.	A few more service passages to be made up and tarred.	7,749	118	
III	Sandhurst Road... ...	2·6	Pavement of footpaths in front of completed buildings done. Filling in for 20 feet road in front of Dr. Setna's property on the East of Charni Road in progress. Finishing, metalling and tarring of the passage and compound done at six blocks of Chawls at Imamwada. Additional Block of R. I. F. concrete chawl completed. Work of Rent Collector's Quarters and Office room almost completed. Remaining two Blocks of R. I. F. concrete chawls at Agripada completed and occupied. Weather shades in the corridor on the West side of all the blocks provided, as also tarring of the remaining passages done. Erection of 23 additional semi-permanent huts at Charni Road. 11 buildings acquired and 15 demolished.	Pavement of footpaths, roadwork from Dongri Street to Chinch Bunder and in garden areas. Pavement and drainage of service passages and adding set-backs. 11 cases, 14,024 square yards. Acquisition of properties.	9,944	934	
		4·6		Carried over ...	20,402	1,052·5	

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		4·6		Brought forward ...	20,402	1,052·5	
IV	Gamdevi	1·8	Road No. 2 and footpaths in front of completed buildings on Hughes Road, Gamdevi Road and on Cross Roads treated with tar. One property consisting of a passage acquired.	Remaining footpaths will be treated with tar.	2,056	84	
V	Dadar-Matunga	16·1	Light Railway is in use and filling in continued in the Scheme. King's Circle is almost complete and tree plantation is started.	Most of the filling in and whole of road-making. 154 cases to be acquired, area 397,284 square yards.	1,993	3,220	
VI	Sion-Matunga	19·8	.....	All filling in and road-making. 185 cases to be acquired, area 713,001 square yards.	1,645	4,863	
VII	Colaba Reclamation ...	0·8	The raised footpath on Cuffe Parade was tarred and two ramps constructed.	*Nil.* ...	465	...	
VIII	Mandvi-Koliwada... ...	0·4	Work of fixing kerb lines and water tables, laying pipe line in service passages, constructing some of the footpaths, and making carriage entrances.	Laying pipe line sewer, tarring and metalling service passages and paving some more footpaths.	2,514	...	
IX	Sankli Street	...	.....	*Nil.*	24	...	
		43·5		Carried over ...	29,099	9,219·5	

APPENDIX E—*contd.*

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		43·5		Brought forward ...	29,099	9,219·5	
X	Street Scheme on Plot South of Crawford Market.	...	.....	Scheme complete but Municipality to be paid for certain land after amendment of the Act.	5	3	Schedule "D."
XI	Street Scheme, Agripada ...	...	Tarring of footpaths and service passages done.	Remaining footpaths will be treated with tar.	796	53	
XII	Street Scheme, Connaught Road.	...	Tarring of service passages done ...	*Nil.*			
XIII	Souter Street Extension, Eastward.	0·1	.....	A portion of road where sinking, owing to filling of tank, is taking place will be re-done.	64	1	
XIV	Police Accommodation, Nagpada.	0·42	.....	*Nil.* ...	156	...	
XV	Police Hospital, 1st Nagpada.	...	.....	.....	...	...	Scheme dropped.
XVI	Police Accommodation, Wodehouse Road.	0·66	.....	*Nil.* ...	323	...	
XVII	Do. Duncan Road.	0·03	.....	*Nil.* ...	57	...	
XVIII	Do. Sheppard Road.	0·12	.....	*Nil.* ...	36	...	
		44·83		Carried over ...	30,536	9,276·5	

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		44·83		Brought forward ...	30,536	9,276·5	
XIX	Police Accommodation, Agripada.	0·33	.....	*Nil.* ...	179	...	
XX	Street Scheme, Wellington Lines.	...	.....	*Nil.* ...	374	147	Schedule "C" excluding Chaupati Estate.
XXI	Do. Wodehouse Road.	...	.....	*Nil.* ...			
XXII	Do. Hornby Road	...	.....	*Nil.* ...			
XXIII	Police Accommodation, Connaught Road.	0·17	.....	*Nil.* ...	79	...	
XXIV	Do. Princess Street.	0·13	.....	*Nil.* ...	266	...	
XXV	Do. Gamdevi.	...	.....	The whole	...	...	Government have just decided that a new site should be selected.
XXVI	Do. Foras Road.	...	.....	Do.	...	...	Not yet sanctioned by Government.
XXVII	Mathew Road Street Scheme.	0·5	Footpaths in front of completed buildings treated with tar.	Remaining footpaths in front of completed buildings will be treated with tar. Night-soil Depôt to be removed.	1,269	57	
		45·96		Carried over ...	32,703	9,480·5	

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		45·96		Brought forward ...	32,703	9,480·5	
XXVIII	Mahim-Dharavi	...	.....	*Nil* ...	...	...	Scheme dropped.
XXIX	Nowroji Hill	1·7	Work of quarrying stone from the hill in progress. Re-entry on the area of quarry No. 1 effected on account of breach of contract on the part of the Contractor. Filling in low-lying area of the road and adjoining area. Work of pipe sewer and storm-water drains of 60 feet road at the foot of the hill in progress. 86 buildings acquired and 46 demolished.	Hill to be wholly quarried away. Chawls to accommodate 3,200 adults and roads to be constructed. Estate to be laid out in sites for shops, godowns and residences in plots aggregating about 1,15,321 square yards. 47,890 square yards to be devoted to roads and open spaces.	6,658	93	
XXX	Souter Street Extension, Westward.	0·4	3 properties consisting of vacant lands acquired. Work of laying a 9″ pipe sewer in the proposed road from Gilder Street to Arthur Road, with the exception of erecting vent shafts completed.	Construction of road with drainage ...	112	81	The Board have realized Rs. 1,32,000 by the sale of land in this scheme to the B. B. & C. I. Ry.
		48·06		Carried over ...	39,473	9,654·5	

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911-12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		48·06		Brought forward ...	39,473	9,654·5	
XXXI	Parel Street Scheme ...	9·90	A length of 600 R. ft. of pipe sewer is completed and an excavation for a further length of 1,000 R. ft. was in progress. Widening of Dadar Road from Elphinstone to Vincent Roads is ¾ done. Tree plantation is started.	Pipe sewer work, widening of Dadar Road and construction of another road in the Scheme and filling up existing tank of Morarji Mills and providing a new tank in its place. 50 cases to be acquired, area 560,164 square yards.	4,300	3,813	
	6 Blocks of Reinforced Concrete Chawls at Supa-ribag Road.	0·08	3 blocks that were only half completed at end of 1910-11 completed and a portion of compound tarred.	Completion of tarring the compound.			
XXXII	East Agripada	2·70	Original Scheme revised, approved by the Board and submitted to Government for sanction.	The whole	...	...	The revised Scheme awaits sanction pending amendment of the Act.
XXXIII	Bhatwadi	0·1	Construction of 40′ road with the drainage arrangements done. Laying out of plots done. One property consisting of Municipal passages and house gulleys acquired.	Completion of the road and service passages.	305	154	
XXXIV	Police Accommodation, Chunam Kiln Road.	...	.....	The whole	...	...	Government's orders awaited.
XXXV	Do. Falkland Road.	..	.....	Do.	...	...	Ditto.
		60·84		Carried over ...	44,078	13,621·5	

APPENDIX E.—*concld.*

Progress in Trust's Schemes.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1911 12.	Work to be done after 1911-12.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent to end of 1911-12.	To be spent after 1911-12.	
1	2	3	4	5	6	7	8
		60·84		Brought forward ...	44,078	13,621·5	
XXXVI	Street Scheme, Chunam Kiln Road.	0·10	Existing Chunam Kiln Road, widened to 80 ft. Pavement of footpath on the East side of the road, as far as Topiwala's chawl, done.	Pavement of footpaths in front of completed buildings to be done.	240	112	
XXXVII	Sandhurst Road to Crawford Market Street Scheme.	0·94	Preliminary survey work	The whole	...	17,066	
XXXVIII	Police Accommodation, Mandvi-Koliwada.	...	*Nil*	.....	...	...	Awaits Government's orders *re* the selection of a site.
XXXIX	Police Accommodation, Parel Road.	...	The Scheme was sanctioned by the Board on representation from Government being received.	Do.	...	...	
	Improvement of Lands. Laying out Chowpati Estate.	...	.....	Construction of 20 ft. road, on the west of Ardeshir Dady Street, so as to give an access to the proposed Municipal Metal Depôt and Market and then to run by the foot of the hill giving access to plots facing the hill.	144	·5	
		61·88		Total ...	44,462	30,804·5	
					75,266·5		

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX F.

STATEMENT showing the area acquired up to the beginning of, in and up to the end of 1911-12, and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note.—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

SCHEME.	Land acquired up to beginning of 1911-12.			Land acquired in 1911-12.			Total land acquired up to end of 1911-12.			Land yet to be acquired at end of 1911-12.					REMARKS
	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Area.	Estimated Cost.			
												Awards.	General Charges @ 10 %	Total.	
	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56
		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
I	107	72,616	15,33,902	....	....	....	107	72,616	15,33,902	1	175	10,000	1,000	11,000	
II	388	117,920	64,74,821	2	286	2,30,000	390	118,206	67,04,821	1	214	89,000	8,900	97,900	
III	529	245,476	80,54,814	10	1,357	65,086	539	246,833	81,19,900	11	14,024	3,65,814	36,581	4,02,395	
IV	65	176,542	12,14,958	1	72	1	66	176,614	12,14,959	1	1,685	267	27	294	
V	371	1,006,842	12,93,815	102	200,798	4,25,706	473	1,207,640	17,19 521	154	202,895	6,39,008	63,900	7,02,908	
VI	893	1,051,221	10,92,026	122	214,431	3,49,668	1,015	1,265,652	14,41,694	185	713,001	10,32,048	1,03,205	11,35,253	
VII	1	9,152	13,000	....	....	.....	1	9,152	13,000	....	....	....	....	....	
VIII	207	29,325	19,80,089	....	....	....	207	29,325	19,80,089	1	3	2,000	200	2,200	
IX	1	340	17,000	....	....	....	1	340	17,000	....	....	....	....	....	
X	....	....	....	....	....	....	.....	....	....	1	89	2,610	261	2,871	
XIII	2	7,484	20,786	....	....	....	2	7,484	20,786	....	....	....	....	....	
XVII	3	329	38,967	....	....	....	3	329	38,967	....	....	....	....	....	
XVIII	1	1,313	15,915	.....	....	....	1	1,313	15,915	....	....	....	....	....	
XXVII	40	47,898	10,89,009	....	....	....	40	47,898	10,89,009	4	2,971	71,873	7,187	79,060	
XXIX	312	140,039	53,76,728	81	13,452	8,59,970	393	153,491	62,36,698	5	17,212	2,24,193	22,419	2,46,612	
XXX	3	14,798	60,501	3	2,111	9,041	6	16,909	69,542	....	.....	....	....	....	
XXXI	49	317,866	26,70,204	16	101,415	9,40,814	65	419,281	36,11,018	50	560,164	22,17,065	2,21,707	24,38,772	
XXXIII	34	6,454	2,77,852	1	773	3	35	7,227	2,77,855	1	1,279	99,145	9,915	1,09,060	
XXXVI	6	5,560	1,20,783	4	1,933	1,01,355	10	7,493	2,22,138	....	....	....	....	....	
XXXVII	....	....	....	....	....	....	....	....	....	400	81,900	1,51 28,180	15,12,818	1,66,40,998	
XXXIX	....	....	....	....	....	....	....	....	....	1	8,002	2,38,415	23,841	2,62,256	
Total	3,012	3,251,175	3,13,45,170	342	536,628	29,81,644	3,354	3,787,803	3,43,26,814	* 816	1,603,614	2,01,19,618	20,11,961	2,21,31,579	

* Only 466 cases came before the Special Collectors in 1911-12.

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX

(Area, Capital Value and Rental

ESTATE.	Disposed of to the end of 1910-11.				Disposed of in 1911-12.			
	No. of Plots.	Area.	Capital Value.	Annual Rent.	No. of Plots.	Area	Capital Value.	Annual Rent.
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Schedule C.								
Kennedy Sea Face	1	4·0	0·2	0·01	...	...	...	..
Hornby Road...	40	59·6	2,327·5	78·2	...	...	...	...
Marine Lines	21	41·3	888·0	35·4	...	...	...	...
Wellington Lines	16	32·0	856·0	24·6	...	...	...	...
Wodehouse Road	18	40·0	823·0	32·9	...	...	...	...
Chowpatti (East)	4	3·9	91·9	4·1	...	...	...	...
Chowpatti (West)	11	14·2	288·7	13·0	1	2·8	85·8	3·4
	111	195·0	5,275·3	188·2	1	2·8	85·8	3·4
Schedule D.								
Agripada (West)	60	95·1	697·4	28·0	...	...	...	...
Agripada (Central)	...	...	...	...	2	2·8	24·2	1·0
Souter Street (West)	...	...	...	...	1	0·2	3·6	0·1
Connaught Road	16	12·2	102·2	4·1	...	...	...	...
	76	107·3	799·6	32·1	3	3·0	27·8	1·1
Schedule E.								
Colaba Reclamation	31	48·0	2,203·0	99·1	...	...	...	...
Trust's own property.								
First Nagpada	58	44·5	746·7	33·7	2	1·1	43·3	1·7
Princess Street	68	42·3	4,790·7	215·5	4	2·4	720·8	28·8
Sandhurst Road	27	32·1	1,303·0	58·1	21	16·1	845·6	33·9
Gamdevi	23	22·5	462·8	20·6	7	7·4	219·8	8·8
Mandvi-Koliwada	19	10·9	963·9	43·4	4	2·3	245·1	9·8
Mathew Road	7	18·3	555·0	25·0	2	2·1	88·9	3·6
Parel Street	1	8·0	44·0	2·0	...	...	...	...
Bhatwadi	...	...	...	...	2	1·2	34·2	1·4
Chunam Kiln Road	...	...	...	...	...	...	...	...
Souter Street (East)	...	...	...	...	...	...	...	...
	203	178·6	8,866·1	398·3	42	32·6	2,197·7	88·0
Police Accommodation Scheme.								
XIV.—Nagpada	1	4·0	71·9	3·2	...	...	...	...
XVI.—Wodehouse Road ...	1	6·6	76·3	3·4	...	...	...	...
XVII—Duncan Road ...	1	0·3	37·5	1·7	...	...	...	...
XVIII.—Shepherd Road ...	1	1·2	15·2	0·7	...	...	...	...
XIX.—Agripada	2	4·8	44·9	2·1	...	...	...	...
XXIII.—Connaught Road ...	2	1·7	13·4	0·6	...	...	...	...
XXIV.—Princess Street ...	2	1·5	151·4	6·8	...	...	...	...
	10	20·1	410·6	18·5	...	...	...	...
Grand Total ...	431	549·0	17,554·6	736·2	46	38·4	2,311·2	92·5

BOMBAY, 20*th July* 1912.

G (1).

are shown in thousands.)

Disposed of to the end of 1913-12.				Balance available for leasing.				Remarks.
No. of Plots.	Area.	Capital Value.	Annual Rent.	No. of Plots.	Area.	Capital Value.	Annual Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
1	4·0	0·2	0·01	...	...	...	...	
40	59·6	2,327·5	78·2	...	...	...	...	
21	41·3	888·0	35·4	...	...	...	...	
16	32·0	856·0	24·6	...	...	...	...	
18	40·0	823·0	32·9	...	...	...	...	
4	3·9	91·9	4·1	...	...	...	...	
12	17·0	374·5	16·4	27	46·5	735·5	33·5	
112	197·8	5,361·1	191·6	27	46·5	735·5	33·5	
60	95·1	697·4	28·0					
2	2·8	24·2	1·0	79	118·0	811·5	23·8	
1	0·2	3·6	0·1	...	...	...	...	
16	12·2	102·2	4·1	...	...	...	...	
79	110·3	827·4	33·2	79	118·0	811·5	23·8	
31	48·0	2,203·0	99·1	4	6·0	151	6·8	
60	45·6	790·0	35·4	1	0·7	11·3	0·5	
72	44·7	5,511·5	244·3	36	22·8	2,836·1	128·3	
48	48·2	2,148·6	92·0	123	92·7	3,780·7	174·5	
30	29·9	682·6	29·4	75	75·9	1,509·9	69·4	
*22	12·6	1,130·8	50·1	14	8·3	714·6	33·0	
9	20·4	643·9	28·6	10	9·8	302·0	14·2	
1	8·0	44·0	2·0	....	...	...	...	
2	1·2	34·2	1·4	5	3·7	59·9	2·7	
...	...	...	...	1	0·3	13·0	0·6	
...	...	...	...	9	3·0	36·0	1·6	
244	210·6	10,985·6	485·2	274	217·2	9,263·5	424·8	
1	4·0	71·9	3·2	...	...	...	...	
1	6·6	76·3	3·4	...	...	...	...	
1	0·3	37·5	1·7	...	...	...	...	
1	1·2	15·2	0·7	...	...	...	...	
2	4·8	44·9	2·1	...	...	...	...	
2	1·7	13·4	0·6	...	...	...	...	
2	1·5	151·4	6·8	...	...	...	...	
10	20·1	410·6	18·5	...	...	...	...	
476	586·8	19,787·7	825·6	384	387·7	10,961·5	488·9	

* 1 plot (No. 29) was leased in 1910-11 and relinquished and leased again in 1911-12; its area (579 square yards), capital value (Rs. 78,200) and rental (Rs. 3,128) had already been included under "disposed of to end of 1910-11" and allowance is made for this in making out total disposed of to end of 1911-12.

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

APPENDIX G (2).

Statement showing revenue derivable from plots disposed of in 1911-12.

(Vide *para.* 16 *of Report.*)

Serial No.	Date from which rent runs.	Scheme No.	Plot No.	Area.	Capital value per sq. yd.	Capital value of Plot.	Annual Rent.	Remarks.
					Rs.	Rs.	Rs.	
1	12th July 1912 ...	Chaupati West.	7	2,824	27	85,800	3,432	
2	4th May 1911 ...	Central Agripada.	31	2,757	7·5	23,300	932	
	16th February 1912 ...	Do. ...	32	55	15	900	36	
			2	2,812	...	24,200	968	
3	23rd March 1912 ...	Souter Street West (Scheme XXX).	1	141	25·8	3,600	144	
4	19th April 1912 ...	First Nagpada.	22 & 22A	1,100	35	43,300	1,732	
5	12th April 1912 ...	Princess Street (Scheme II).	13	633	25	17,800	712	
	2nd August 1912 ...	Do. ...	98	485	70	38,200	1,528	
	6th March 1913 ...	Do. ...	97	611	120	82,500	3,300	
	.....	Do. ...	115	709	780	5,82,300	23,292	
			4	2,438	...	7,20,800	28,832	
6	5th April 1912 ...	Sandhurst Road West (Scheme III) Do. ...	11	1,126	1102@25 24@30	31,800	1,272	
	12th April 1912 ...		4 Strip	44	35	1,700	68	
	1st November 1912 ...	Do. ...	41-42	1,927	1027@50 900@30	88,100	3,524	
	Do. ...	Do. ...	43	944	30	31,900	1,276	
	20th December 1912 ...	Do. ...	17	740	673@25 67@30	21,200	848	
	21st February 1913 ...	Do. ...	26	1,299	35	51,100	2,044	
	29th March 1913 ...	Do. ...	54	1,094	30	56,900	1,476	
	30th March 1913 ...	Do. ...	8	1,225	35	48,200	1,928	
	Do. ...	Do. ...	48	850	25	23,900	956	
	Do. ...	Do. ...	49	850	25	23,900	956	
	16th April 1913 ...	Do. ...	47	900	25	25,300	1,012	
	....	Do. ...	55-56	1,518	30	51,200	2,048	
	....	Do. ...	93	653	40	29,400	1,176	
	3rd August 1911 ...	Sandhurst Road East (Scheme III) Do. ...	22	145	...	24,000	1,080	
	1st November 1912 ...		11	366	150	61,800	2,472	
	30th November 1912 ...	Do. ...	12	349	205	80,500	3,220	
	Do. ...	Do. ...	73	366	130	53,500	2,140	
	7th March 1913 ...	Do. ...	64	517	105	61,100	2,444	
	10th April 1913 ...	Do. ...	56	670	50	37,700	1,508	
	14th April 1913 ...	Do. ...	65	555	100	62,400	2,496	
			21	16,138	...	8,45,600	33,944	
7	12th July 1912 ...	Gamdevi (Scheme IV).	72	1,163	23·61	30,900	1,236	
	Do. ...	Do. ...	85	882	18·75	18,600	744	
	20th July 1912 ...	Do. ...	2	989	55	61,200	2,448	
	1st September 1912 ...	Do. ...	30-31	2,644	725	74,400	2,976	
	18th October 1912 ...	Do. ...	100-101	1,709	586@16·6 1,123@18·7	34,700	1,388	
			7	7,387	...	2,19,800	8,792	
8	31st May 1912 ...	Mandvi - Koliwada. (Scheme VIII).	3	727	85	69,500	2,780	
	20th January 1913 ..	Do. ...	29	579	120	78,200	3,128	
	9th February 1913 ..	Do. ...	4	593	90	60,000	2,400	
			23	415	80	37,400	1,496	
			4	2,314	.....	2,45,100	9,804	
9	15th November 1912 ...	Mathew Road. (Scheme XXVII) ...	12	1,396	40	62,800	2,512	
	5th February 1913 ...		2	662	35	26,100	1,044	
			3	2,058	...	88,900	3,556	
10	2nd February 1913 ...	Bhatwadi ... (Scheme XXXIII) ...	1	521	27·5	16,100	644	
	16th April 1913 ...		3	672	24	18,100	724	
			2	1,193	...	34,200	1,368	
		Grand Total ...	46	38,405	...	23,11,300	92,572	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 20*th July* 1912.

APPENDIX H.

Statement of Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of Completion.	No. of Persons accommodated. Officers.	No. of Persons accommodated. Men.	Area of Site.	Cost of Site.	Cost of Building, &c.	Interest Charges, &c.	Total Capital Cost.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	XIV	Nagpada	1-10-05	3	60	3,955	71,877	82,596	17,368	1,71,841	8,094	
2	XVIII	Sheppard Road	1-11-05	1 (with for horses).	... stables 19 horses	1,237	15,173	20,135	2,495	37,803	1,781	
3	XVI	Wodehouse Road	31- 3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
4	XVII	Duncan Road	6-10-08	...	8	316	37,536	19,272	5,900	62,708	2,910	
5	XXIII	Connaught Road	11- 1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,201	
6	XIX	Agripada	*1- 6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,373	* Different buildings were completed on different dates, but for purposes of lease this has been taken as the date from which it commences to run.
7	XXIV	Princess Street	31- 5-10	5	12	1,492	1,51,413	1,19,253	12,621	2,83,287	13,060	
			Total...	21	392	20,118	4,10,586	6,91,273	80,664	11,82,523	55,166	

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX I.

Particulars of Trust's Chawls.

Serial No.	Name of Chawl.	Chawl No.	Sanctioned under Scheme.	Date of Completion.	No. of Rooms.	No. of adults accommodated.	Area under Building. Sq. yds.	Area of open space Sq. yds.	Total area of Size, Sq. yds.	Capital Cost to end of 1911-12. Land.	Works.	Establishment.	Total Cost, exclusive of share of cost of management.	Capital Cost per adult accommodated.	Monthly Average Rent per room.	Maximum rent of chawl per annum.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	A.—*Completed Chawls.*									Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Agripada A Chawls.	1-4	I	1901	298	1,323	3,220	5,157	8,377	65,450	1,71,398	18,547	2,55,385	193	3·52	12,432	Living rooms 282; Shops 12; Store rooms 4
2	„ B „	5-16	I	1905	928	2,752	6,487	5,508	11,995	84,325	4,99,017	63,482	6,46,824	235	3·10	34,589	Living rooms 912; Shops 16
3	Nagpada A „ ...	17-18	I	„	144	576	1,107	1,151	2,258	15,806	75,606	11,832	1,03,244	179	3·20	5,546	
4	Chandanwadi „ ...	19-24	II	1907	678	2,016	4,100	4,458	8,558	1,30,815	3,46,691	66,887	5,44,393	270	4·00	32,319	
5	Imamwada A „ ...	25, 26, 27, 29, 30 & 41	III	1907-10-11	876	2,628	5,529	7,906	13,435	1,81,741	4,59,535	85,712	7,26,988	277	3·81	40,072	
6	Princess Street „ ...	28	II	1908	64	192	441	688	1,129	14,677	39,272	4,234	58,183	303	3·87	2,972	
7	Nagpada B „ ...	39	III	1910	144	576	960	1,083	2,043	10,215	92,392	18,418	1,21,025	210	4·00	6,912	
8	Agripada C „ ...	31, 32, 38 40, 45 & 46	III	1910-11	432	1,944	3,307	[3,137	6,444	50,325	2,68,093	52,203	3,70,621	191	3·68	18,128	Living rooms 414; Shops 18
9	Mandvi-Koliwada „ ...	33, 34, 35 36 & 37	VIII	1910	279	888	3,290	774	4,064	3,05,816	2,55,610	41,698	6,03,124	*679	†9·97	33,267	
10	Suparibag „ ...	42, 43, 44, 47, 48 & 49	XXXI	1911	480	1,920	3,232	4,687	7,919	44,165	3,09,890	65,252	4,19,307	218	3·20	15,372	
	Total ...	.....	.....	.....	4,323	14,815	31,673	34,549	66,222	1,03,335	25,17,494	4,28,265	38,49,094	259	3·99	2,01,609	
	B.—*Chawls in Progress.*																
11	Imamwada B Chawls.	50	III	1912	30	120	367	582	949	12,838	18,464	5,217	36,519	.....	.....	.....	
	Total ...	.....	.....	.....	30	120	367	582	949	12,838	18,464	5,217	36,519	.....	.....	.....	

* The reason of this high figure is that the land cost Rs. 75·25 per square yard and that the cost of the ground floor which does not house people is included in the cost.

† Living rooms 4·89 average monthly rent.
Shops 27·68 „ „
Godowns 32·88 „ „

BOMBAY, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J (1).

Roads handed over to the Municipality before 1912-13.

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1912.		Remarks.
							Outlay to end of March 1911.	Outlay during 1911-12.	
1	2	3	4	5	6	7	8	9	10
		Schedule "C" Lands.				Rs.	Rs.	Rs.	
1	12th Feb. 1906	Marine Lines Estate...	1,612	mean 8½	1,542	15,420	673	...	In scheduled lands the cost of acquisition is nil, as the land vests in the Trust and its scheduled value is deducted from the capital debt of the Trust when the road is made public. The figures in col. 7 represent this scheduled value.
2	21st May 1902	Road between Cooperage and Wellington Lines.	1,389	mean 40	8,937	89,370	23,136	...	
3	21st Sept. 1908	Widening of Mayo Road.	500	50 varying from 0' to 100'			10,249	...	
	8th Nov. 1905	Wodehouse Road Estate—							
4		Ormiston Road...	670	50	5,323	53,230	14,125	...	
5		Convent Street...	361	40			6,075	...	
	8th April 1907	Hornby Road Estate—							
6		Ravelin Street... and	500	60	8,033	1,60,660	19,300	...	
7		Portion of Murzban Road.	705	60			27,213	...	
8	28th March 1912...	Bastion Road ...	1,247	40	5,409	1,08,180	33,594	95	
9	28th „ „ ...	Wallace Street...	520	50	2,889	57,780	16,990	...	
10	28th „ „ ...	Home Street ...	535	50	2,972	59,440	17,409	...	
11	19th Feb. 1906	Road South of Crawford Market.	285	40	1,267	25,340	5,243	...	
		Chaupati Estate—							
12		Road No. 1 ...	889	40	3,949	39,490	21,433	...	The Municipality took over charge of these roads from the P.W.D., but the Trust paid for them under section 69 (1) & (2).
13		„ No. 2 ...	964	60	6,427	64,270	34,867	...	
14		„ No. 3 ...	677	40	3,009	30,090	16,331	...	
15		„ No. 4 ...	304	40	1,349	13,490	7,330	...	
16		„ No. 5 ...	556	40	2,469	24,690	13,403	...	
		Total ...	11,714		53,575	7,41,450	2,67,376	95	
		Schedule "D" Lands.							
	1st Aug. 1906	Connaught Road Estate—							
17		Ulster Road ...	480	40	2,133	11,348	20,280	...	
18		Road No. 2 ...	255	20	567	3,016	5,388	...	
		Carried forward Total.	735		2,700	14,364	25,668		
		Carried forward...	11,714		53,575	7,41,450	2,67,376	95	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition	Cost of Construction to end of March 1912.		Remarks.
							Outlay to end of March 1910.	Outlay during 1911-12.	
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	11,714	...	53,575	7,41,450	2,67,376	95	
		Schedule "D" Lands—*contd.*							
		Brought forward ...	735		2,700	14,364	25,668	...	
		Agripada Estate, Scheme XI—							
19	10th May 1910 ...	Road No. 1 ...	535	26⅔	1,584	4,752	8,504	...	
20	Do.	„ No. 2 ...	1,006	26⅔	2,979	8,937	15,442	...	
21	Do.	„ No. 3 ...	1,142	26⅔	3,381	10,143	15,522	...	
22	Do.	„ No. 4 ...	1,022	26⅔	3,026	9,078	15,684	...	
23	Do.	„ No. 5 ...	1,021	26⅔	3,023	9,069	17,684	...	
24	Do.	„ No. 6 ...	854	26⅔	2,529	7,587	13,105	...	
25	Do.	„ No. 7 ...	248	20	551	1,653	3,910	...	
26	Do.	„ No. 8 ...	488	„	1,083	3,249	7,794	...	
27	Do.	„ No. 9 ...	415	26⅔	1,229	3,687	17,378	...	
			675	20	1,499	4,497			
28	Do.	„ No. 10 ...	1,013	26⅔	2,999	8,997	16,248	...	
29	Do.	„ No. 11 ...	200	20	445	1,335	4,012	...	
30	Do.	„ No. 12 ...	428	20	950	2,850	6,837	...	
31	Do.	Souter Street ...	1,727	40	7,673	23,019	40,571	...	
32	Do.	Gilder Street Schedule E land.	180	40	800	3,200	47,123	...	
33	Do.	Do. E land to Jetha Street.	1,863	40	8,280	33,120			
34	Do.	Additional portion of Gilder Street from Jetha Street to Club Road.	310	40	1,378	5,002			
	Do.	Additional portion of Junction of Gilder Street, Souter Street and Club Road.	142	50	789	2,367			
35	19th April 1911 ...	Moreland Road ...	2,036	29·38	6,646	19,938	...	...	These roads were handed over to the Trust by the Municipality and were retransferred to Municipality on 19th April 1911.
36	Do.	Club Road	1,247	20·22	2,801	8,403	...	...	
37	Do.	Jetha Street... ...	69	40·00	307	921	...	...	
		Total ...	17,356		56,652	1,86,168	2,55,482	...	
		Schedule "E" Lands.							
	28th Nov. 1908 ...	Roads on Colaba Reclamation—							
38-42		Five 40' Roads...	2,042	27	23,430				No charge is made for roads under heading cost of acquisition as the site was reclaimed (mainly) from the sea, and Government made no charge for it.
		Cuffe Parade ...	2,234	70					
43	15th Dec. 1910 ...	Kittredge Road Footpaths.	(348)	6⅔	506				
	Do.	Do. ...	(335⅔)	6⅔					
	Do.	Fazal Road Footpaths.	(365⅔)	6⅔	548				
	Do.	Do. ...	(374)	6⅔					
		Carried forward Total	4,276		24,484		.....		
		Carried forward...	29,070		110,227	927,618	522,858	95	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1912.		Remarks.
							Outlay to end of March 1911.	Outlay during 1911-12.	
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	29,070	...	1,10,227	Rs. 9,27,618	Rs. 5,22,858	Rs. 95	
		Schedule "E" Lands—*contd.*							
		Brought forward ...	4,276	...	24,484	.....	.....	...	
	15th Dec. 1910 ...	Khatau Road Footpaths.	(313¾)	6⅔	479				No charge is made for roads under heading "cost of acquisition" as the site was reclaimed (mainly) from the sea, and Government made no charge for it.
	Do.	Do. ...	(332¾)	6⅔					
	Do.	Panday Road Footpaths.	(286)	6⅔					
	Do.	Do. ...	(302½)	6⅔ mean	475		1,15,903	9,408	
	Do.	Do. Corner.	(42¾)	8¼					
	Do.	Centre Road Footpaths.	(641)	6⅔	950				
	Do.	Do. ...	(641)	6⅔					
	Do.	Junction of Cuffe Parade and Wodehouse Road Footpaths.	(19)	mean 8½	18				
		Total ...	4,276		26,406	.....	1,15,903	9,408	
		Scheme I.							
44	22nd Jan. 1903 ...	New Nagpada Main Road.	1,251	50			39,540	...	
45	Do.	1st Peerkhan Lane...	282	40			7,131	...	
46	Do.	2nd „ „ ...	747	40	14,648		18,888	...	
47	16th Jan. 1904 ...	3rd „ „ ...	471	40			11,909	...	
48	Do.	4th „ „ ...	232	40			5,866	...	
		Total ...	2,983		14,648	3,15,440	83,334	...	
		Scheme II.							
49	1st May 1910 ...	Princess Street from Queen's Road to Kalbadevi Road.	1,475	80	13,111		58,264		
50	Do.	Princess Street from Kalbadevi Road to Plot No. 48.	204	128	2,902		13,171		
51	Do.	Chandanwadi Lane...	208	40	924				
52	1st Aug. 1910 ...	Princess Street from Plot No. 48 to Shekh Memon St.	1,120	60	7,466		33,051		
53	Do.	Shekh Memon Street opposite Juma Masjid.	48	19	102				
		Carried forward Total	3,055		24,505		1,04,486	...	
		Carried forward...	36,329		1,51,281	12,43,058	7,22,095	9,503	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition	Cost of Construction to end of March 1912.		Remarks.
							Outlay to end of March 1911.	Outlay during 1911-12.	
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	36,329		1,51,281	Rs. 12,43,058	Rs. 7,22,095	Rs. 9,503	
		Scheme II—*contd.*							
		Brought forward ...	3,055		24,505		1,04,486	...	
54	1st August 1910...	New Hanuman Lane.	120	24	978·5		3,193		
			130	40					
			44	33½					
55	Do.	Old Hanuman Lane...	46	40	264·5		2,319		
			27	40½					
56	31st March 1911...	Road No. 2 (Colbhat Lane).	350	40	1,555·55		75,727	5,439	
57	Do.	Road No. 3 (Lohar Street).	1,246	50	6,922·00				
58	Do.	Road No. 5 ...	243	40	1,080				
59	Do.	,, No. 6 ...	577	40	2,564·44				
60	Do.	,, No. 7 ...	641	40	2,849				
61	Do.	,, No. 8 ...	339	40	1,506·67				
		Total ...	6,818		42,225·66	20,45,596	1,85,725	5,439	
		Scheme III.							
62	19th Nov. 1908 ...	Sandhurst Road between Breach Candy and Falkland Roads.	3,436	53	20,366		65,062	...	
	11th Mar. 1909 ...								
	19th Nov. 1908 ...	Sandhurst Road Estate (set-backs) between Breach Candy Road and Khetwadi Main Rd.	.....	...	1,491		4,788	...	
63	Handed over by B. B. & C. I. Ry. Co.	Sandhurst Road between Chaupati and Sandhurst Bridge.	732	80	6,507		20,900	...	
64		Approach to Hughes Road.	90	60	600		1,927	...	
65	31st March 1910...	Sandhurst Road ...	370	63⅓	2,604		11,887	...	
66	Do.	KumbharwadaSection from kerb to kerb	206	53⅓	1,221		5,582	...	
67	10th May 1910 ...	Sandhurst Road between Parel Road and Dongri Street from kerb to kerb.	1,640	53⅓	9,718		45,540	...	
68	Do.	40' Road	78	40	346		2,535	...	
69	Do.	,, ,, without footpaths.	85	26⅔	252		1,345	...	
	Do.	Set-backs—Khetwadi Section.	.....	...	2,153		10,003	...	
	17th January 1911.	Set-backs—1st Khetwadi Lane.	.....	...	140				
		Carried forward Total	6,637		45,398		1,69,569	...	
		Carried forward...	43,147		1,93,506·66	32,88,654	9,07,820	14,942	

APPENDIX J (1)—*concld.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1912.		Remarks.
							Outlay at end of March 1911.	Outlay during 1911-12.	
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	43,147½	...	1,93,506·66	Rs. 32,88,654	Rs. 9,07,820	Rs. 14,942	
		Scheme III—*concld.*							
		Brought forward ...	6,637	...	45,398		1,69,569	...	
70	31st March 1911...	Sandhurst Road between Parel Road and Duncan Rd. from kerb to kerb.	957 125	53⅓ 73⅓	5,671 1,019		32,542 5,584	671	
	Do.	Set-back—Nul Bazaar Section.	.....	...	397		2,475	...	
		Total ...	7,719		52,485	24,61,505	2,10,170	671	
		Scheme IV.							
		Gamdevi Estate—							
71	16th Nov. 1908 ...	Hughes Road ...	4,089	40	18,173	2,21,923	92,055		
72	Do.	New Gamdevi Rd.	1,455	33	5,387		27,378		
73	13th Mar. 1909 ...	New Babulnath Rd.	580	40	2,577		13,003		
74	1st March 1912 ..	Road No. 2 ...	300 186	26′-8″ 20	889 413	5,728	7,176		
75	1st Nov. 1911 ...	„ 4 ...	930	20	2,066	9,090	15,293		
76	Do. ...	„ 6 ...	818	20	1,818	7,114	11,296		
	Do. ...	Set-back on Old Gamdevi Road.	.....	...	43	376	.....		
		Total ...	8,358		31,366	2,44,231	1,66,201	...	
		Scheme VIII.							
77	31st March 1911...	Road No. 1 (Jamli Street).	433	26⅔	1,283		7,838		
78	Do.	Portion of Road No. 2 (Kaji Syed Street).	427	33¼	1,581		4,277		
79	Do.	Portion of Road No. 4 (Bhandari Street).	215	40	956		7,000		
80	Do.	Road No. 5 (Janjikar Street).	320	26⅔	948		990		
		Total ...	1,395		4,768	2,93,682	20,105	...	
		Scheme IX.							
81	12th Feb. 1906 ...	Sankli Street Extension.	486	40	2,162	14,076	9,199		Schedule "D" Lands .. 419×40 1,862 Trust Lands 67×40 300 486 2,162
		Scheme XXVII.							
82	19th Nov. 1908 ...	New 60′ Cross Road between Breach Candy Road and Girgaum Back Rd. (Mathew Road).	672	40	2,984		10,103		
83	1st March 1910 ...	Depôt Lane	211	64	1,500		5,079		
84	10th May 1910 ...	Mathew Road (New Queen's Road).	1,055	60	7,033 200 44		36,425		
	28th June 1910 ...	Widening of 60 feet Cross Road from Sandhurst Road.	450	20	1,000		7,350		
		Total ...	2,388		12,761	2,17,745	58,957	...	
		Grand Total...	63,493		2,97,048·66	65,19,893	13,72,452	15,613	

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Bombay, 20*th July* 1912.

APPENDIX J (2).

ROADS constructed before 1912-13 but not handed over to the Municipality.

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	As per Administration Report cost of construction to the end of March 1911.	Outlay during 1911-12.	Remarks.
	Schedule C.							
	Marine Lines Estate—				Rs.	Rs.	Rs.	
1-2	2 Roads	360	40	1,600	16,000	698	...	Complete.
	Wodehouse Road Estate—							
3	Accommodation Road ...	443	23	1,132	11,320	4,295	...	
	Total ...	803		2,732	27,320	4,993	...	
	Schedule D.							
	Agripada Estate Scheme XI—							
	Moreland Road Footpaths.	(2,036)	8'-4"	1,885	5,655	...	336	
	Club Road	(1,247)	10'-0"	1,381	4,143	...	2,106	
	Road No. 1	(535)	13'-4"	792	2,376	4,101	...	
	„ „ 2	(1,006)	„	1,490	4,470	7,721	...	
	„ „ 3	(1,142)	„	1,691	5,073	7,761	...	
	„ „ 4	1,022)	„	1,513	4,539	7,842	...	
	„ „ 5	(1,021)	„	1,511	4,533	8,842	...	
	„ „ 6	(854)	„	1,487	4,461	6,552	...	
	„ „ 7	(243)	20'	551	1,653	1,903	198	
	„ „ 8	(488)	„	1,083	3,249	3,785	850	
	„ „ 9	(415) (674)	13'-4" 20'-0"	615 1,499	1,845 4,497	8,406	1,336	Incomplete.
	„ „ 10	(1,013)	13'-4"	1,500	4,500	7,814	85	
	„ „ 11	(200)	30'	667	2,001	1,964	...	
	„ „ 12	(428)	20'	951	2,853	3,283	...	
	Souter Street	(1,727)	20'	3,837	11,511	19,914	1,976	
	Gilder Street, Schedule D lands (Footpaths) ...	(180)	20'	400	1,600	...	...	
	Gilder Street to Jetha Street (Footpath)	(1,863)	20'	4,140	16,560	...		
	Additional portion of Gilder Street from Jetha Street to Club Road	(310)	20'	689	2,501	23,561	1,727	
	Total ...	...		27,682	88,020	1,13,449	8,614	
	Carried forward ...	803	...	30,414	1,15,340	1,18,442	8,614	

APPENDIX J (2)—*contd.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	As per Administration Report cost of construction to the end of March 1911.	Outlay during 1911-12.	REMARKS.
					Rs.	Rs.	Rs.	
	Brought forward ...	803	...	30,414	1,15,340	1,18,442	8,614	
	Scheme III.							
4	Setbacks—Kumbharwada Section.—Dongri Section.	310	...	2,465	...	11,476	...	Complete.
	Footpaths between Breach Candy and Falkland Roads.	(6,872)	13'-4"	10,178	...	45,570	3,985	Incomplete.
	Footpaths in Kumbharwada Section.	(740)	13'-4"	1,096	...	4,893	324	
		(412)	13'-4"	610	...	2,724	...	
	Footpaths of Parel Road and Dongri Section.	(3,280)	13'-4"	4,858	...	21,693	743	
	,, Dharamsala 40' Road.	(170)	6'-8"	126	...	553	...	
	,, Parel Road and Duncan Road.	(1,914)	13'-4"	2,836	...	12,645	2,783	
	,, ,, ,,	(250)	13'-4"	370	...	2,067	...	
	Setbacks—Null Bazar Section	...	...	73	...	349	...	
	Total ...	310		22,612	8,70,677	1,01,970	7,835	
	Scheme IV.							
	Gamdevi Estate—							
	Hughes Road footpaths ...	(3,670)	20	8,156	56,819	44,960	4,400	Incomplete.
	New Gamdevi Road footpaths	(936)	16	1,763	15,522	9,715	1,540	
	Babulnath Road footpaths ...	(680)	20	1,511	10,746	8,328	...	
	Road No. 2 footpaths ...	(300)	13'-4"	444	1,954	6,983	...	
	,, ,, 2 ,, ...	(186)	20	413	1,817			
	,, ,, 4 ,, ...	(930)	20	2,066	13,521	15,294	220	
5	,, ,, 5	1,100	40	4,889	31,998	27,162	...	
6	,, ,, 5 ...	853	20	1,896	11,700	9,582	...	
	,, ,, 6 footpath ...	(818)	20	1,818	8,399	11,296	347	
	Total ...	1,953	...	22,956	1,52,476	1,33,320	6,507	
	Carried forward ...	3,066	...	75,982	11,38,493	3,53,732	22,956	

APPENDIX J (2)—*concld.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	As per Administration Report cost of construction to the end of March 1911.	Outlay during 1911-12.	Remarks.
	Brought forward ...	3,066	.....	75,982	Rs. 11,38,493	Rs. 3,53,732	Rs. 22,956	
	Scheme VIII.							
	Mandvi-Koliwada Estate—							
7	Isaji Street (in continuation of Road No. 1).	96	36	384		1,616	...	Incomplete.
8	Portion of Road No. 2 (Kazi Syed Street).	135	50	750		8,002	55	
9	Road No. 3 (Dongri Koli Street).	570	60	3,800	2,03,236	23,252	539	Complete.
10	Portion of Road No. 4 (Bhandari Street).	224	60	1,493		...	473	
	,, ,, ...	126	40	560		1,359	...	
	Footpath on Road No. II...	(427)	$16\frac{2}{3}$	790·74		...	1,100	
	,, ,, ,, I ...	(433)	$8\frac{2}{3}$	416·96	1,34,215	...	96	Incomplete.
	,, ,, ,, IV..	(215)	20	477·77		...	917	
	,, ,, ,, V...	(320)	$13\frac{1}{3}$	474·07		...	...	
	Total ...	1,151	.....	9,146·54	3,37,451	34,229	3,180	
	Scheme XIII.							
11	Souter Street Extension Eastward.	327	60	2,180	4,316	50,939	3,166	Incomplete.
	Scheme XXVII.							
	Footpaths of 60 ft. and 80 ft. Cross Road from Girgaum Back Road.	(1,344)	10	1,493	29,640	5,053	...	Incomplete.
	Mathew Road (New Queen's Road.)	(2,110)	10	2,344	55,660	.....	1,305	
	Total ...	...	...	3,837	85,300	5,053	1,305	
	Scheme XXXIII.							
12	Bhatwadi	500	40	2,222		.....	6,600	
13		80	20	177	98,558	.....	358	Incomplete.
14		30	30	100		.....		
	Total ...	610		2,499	98,558	.....	6,958	
	Scheme XXXVI.							
15	Widening of Chunam Kiln Road.	1,200	80	10,666	2,14,704	935	27,368	Footpaths incomplete.
	Grand Total ...	6,354	.....	1,04,310·54	18,78,822	4,44,888	64,933	

Footpaths are shown in brackets.

Bombay, 20*th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX **J** (**3**).

Analysis of Appendices J (1) and J (2).

Completed Roads.	Handed over to the Municipality.		Not handed over to the Municipality.		Total.		Cost to end of 1911-12.		
	Length.	Area.	Length.	Area.	Length.	Area.	Acquisition.	Construction.	Total.
	Ft.	Sq. yds.	Ft.	Sq. yds.	Ft.	Sq. yds.	Rs.	Rs.	Rs.
Schedule "C"	11,714	53,575	803	2,732	12,517 (2·4 miles).	56,307	7,68,770	2,72,464	10,41,234
„ "D"	17,356 *419	56,652 1,862	...	...	17,775 (3·3 miles).	58,514	1,98,291	2,63,404	4,61,695
„ "E"	4,276 †(4,002)	26,406	...	...	4,276 (0·8 miles).	26,406	...	1,25,311	1,25,311
Schemes	29,728	158,553·66	1,365	9,068	31,093 (5·9 miles)	167,621·66	58,67,695	7,77,035	66,44,730
Total Completed Roads ...	63,493 (12miles.)	297,048·66	2,168 (0·4miles)	11,800	65,661 (12·4 miles).	308,848·66	68,34,756	14,38,214	82,72,970
Roads commenced but not completed before 1912-13.									
Schedule "D"	...	...	† (16,404)	27,682	† (16,404)	27,682	88,020	1,22,063	2,10,083
Scheme III	...	...	† (13,638)	20,147	† (13,638)	20,147	7,75,677	98,329	8,74,006
„ IV	...	...	1,953 † (7,520)	22,956	1,953 † (7,520)	22,956	1,52,476	1,39,827	2,92,303
„ VIII	...	...	96 † (1,395)	2,543·54	96 † (1,395)	2,543·54	1,44,908	3,729	1,48,637
„ XIII	...	...	327	2,180	327	2,180	4,316	54,105	58,421
„ XXVII	...		† (3,454)	3,837	† (3,454)	3,837	85,300	6,358	91,658
„ XXXIII	...	...	610	2,499	610	2,499	98,558	6,958	1,05,516
„ XXXVI	...		1,200	10,666	1,200	10,666	2,14,704	28,303	2,43,007
Total Incomplete Roads ...	...	...	4,186 (0·8miles)	92,510·54	4,186 (0·8 miles.)	92,510·54	15,63,959	4,59,672	20,23,631
GRAND TOTAL ...	63,493 (12 miles.)	297,048·66	6,354 (1·2miles)	104,310·54	‡ 69,847 (13·2 miles.)	401,359·20	83,98,715	18,97,886	1,02,96,601

*Scheme IX.
† Footpaths not counted.

‡ In the report of 1910-11 the total length of roads was given as 87,888 ft. (16·7 miles), but this included the length of certain footpaths which was taken into account through oversight.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 20*th July* 1912.

APPENDIX K.

(REFERRED TO IN PARA. 3 OF REPORT.)

Details of Acquisition Work Scheme by Scheme.

Scheme No.	Name of Scheme.	Total amount of awards.			Corresponding amounts of Land Manager's Estimate.			Total area acquired.		
		Up to 31st March 1911.	During 1911-12.	Up to 31st March 1912.	Up to 31st March 1911.	During 1911-12.	Up to 31st March 1912.	Up to 31st March 1911.	During 1911-12.	Up to 31st March 1912.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
I	First Nagpada Improvement Scheme ...	15,33,902	*Nil*	15,33,902	12,56,260	*Nil*	12,56,260	72,616	*Nil*	72,616
II	Princess Street Scheme...	64,74,821	2,30,000	67,04,821	57,28,208	2,30,062	59,58,270	117,920	286	118,206
III	Sandhurst Road Scheme	80,54,814	65,086	81,19,900	72,23,015	63,874	72,86,889	245,476	1,357	246,833
IV	Gamdevi Scheme	12,14,958	1	12,14,959	10,22,087	*Nil*	10,22,087	176,542	72	176,614
V	Dadar-Matunga Street Scheme	12,93,815	4,25,706	17,19,521	11,53,947	3,91,564	15,45,511	1,006,842	200,798	1,207,640
VI	Sion-Matunga Street Scheme	10,92,026	3,49,668	14,41,694	9,49,476	3,34,146	12,83,622	1,051,221	214,431	1,265,652
VII	Colaba Reclamation Scheme	13,000	*Nil*	13,000	13,000	*Nil*	13,000	9,152	*Nil*	9,152
VIII	Mandvi-Koliwada Improvement Scheme..	19,80,089	*Nil*	19,80,089	17,76,223	*Nil*	17,76,223	29,325	*Nil*	29,325
IX	Sankli Street Extension Scheme ...	17,000	*Nil*	17,000	17,166	*Nil*	17,166	340	*Nil*	340
XIII	Souter Street Extension Scheme ...	20,786	*Nil*	20,786	11,877	*Nil*	11,877	7,484	*Nil*	7,484
XVII	Duncan Road P. A. Scheme... ...	38,967	*Nil*	38,967	37,917	*Nil*	37,917	329	*Nil*	329
XVIII	Shephard Road P. A. Scheme ...	15,915	*Nil*	15,915	15,915	*Nil*	15,915	1,313	*Nil*	1,313
XXVII	Mathew Road Street Scheme	10,89,009	*Nil*	10,89,009	7,96,256	*Nil*	7,96,256	47,898	*Nil*	47,898
XXIX	Nowroji Hill Improvement Scheme ...	53,76,728	8,59,970	62,36,698	52,39,777	8,27,025	60,66,802	140,039	13,452	153,491
XXX	Street Scheme for the Extension of Souter Street to meet Arthur Road...	60,501	9,041	69,542	56,315	4,750	61,065	14,798	2,111	16,909
XXXI	Parel Street Scheme	26,70,204	9,40,814	36,11,018	25,30,242	9,24,119	34,54,361	317,866	101,415	419,281
XXXIII	Bhatwadi Improvement Scheme... ...	2,77,852	3	2,77,855	2,60,230	*Nil*	2,60,230	6,454	773	7,227
XXXVI	Chunam Kiln Road Street Scheme ...	1,20,783	1,01,355	2,22,138	1,20,782	85,966	2,06,748	5,560	1,933	7,493
		3,13,45,170	29,81,644	3,43,26,814	2,82,08,693	28,61,506	3,10,70,199	3,251,175	536,628	3,787,803

BOMBAY, *20th July* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX L.

(Referred to in para. 3 of Report.)

Principal Acquisition Cases taken up in 1911-12.

I.—Principal Cases disposed of in Court.

1. Joseph Bastiao Tixera—Scheme V, Cases Nos. 252 and 254.

These cases cover an area of 11,509 square yards on which are grown Saeli, Nevali and Mogra flowers from which the owner derived a gross annual income of Rs. 6,000. This property offered considerable difficulty in valuation, as no such garden is available within or in the vicinity of the Scheme. After a protracted hearing the Special Collector awarded Rs. 30,221, which is made up of the value of 11,130 square yards of land at Rs. 2 per square yard, 359 square yards at Rs. 1-2-0 per square yard and Rs. 7,500 for loss of earnings. The land has been let by the Trust for a year at Rs. 1,500 which is very nearly 5 per cent. of the Collector's award.

2. Vasantrao Anandrao Dabholkar—Scheme V, Case No. 474.

This case, consisting of 50,785 square yards of land, was referred to in the 1909-10 Administration Report. The Special Collector had made his award but the claimant had demanded a Reference. This was dismissed with costs on 8th November 1911. The Tribunal compared Rs. 1-12-0 per square yard awarded in this case with the Rs. 2 per square yard awarded in a neighbouring case and came to the conclusion that in size, shape, means of access, and situation the land in the latter case was superior to that in the former, and that Rs. 2 was a fair value for land in the latter case and Rs. 1-12-0 for Dabholker's land.

3. Kama—Scheme XXX, Case No. 1.

This case consists of 4,186 square yards of vacant land, and the Special Collector valued it at Rs. 7 per square yard. The claimants demanded a Reference. The Trust produced instances of sales of similar land, one of which was in November 1905 at the rate of Rs. 6·29 per square yard, and contended that "land values generally in Bombay had risen to their maximum in 1906, and began to decline from about the middle of 1907, and that in 1908 land in Bombay generally had declined in values," and that therefore the awarded rate of Rs. 7 per square yard for Kama's land (which has to be valued as on date of Declaration, *viz.*, April 1908) was ample. The Tribunal accepted this contention regarding the rise and fall of land values, as correct when applied to the whole City generally, but having regard to evidence adduced by the claimants of leases of Board's plots Nos. 70, 72 and 110 in Agripada Estate, they came to the conclusion "that the rise in value of land in this locality continued until October 1908 and that the extent of that rise from January 1906 until April 1908 may properly be taken at from 25 to 30 per cent." and that therefore the fair rate of Cama's land was Rs. 8½ per square yard, or Rs. 1½ per square yard in excess of the Special Collector's award.

4. Dhunjibhoy & Framji Rustomji Wadia—Case. No. 15, Scheme XXXI.

This property consists of 58,439 square yards of land and several buildings, which could be valued as materials only. The property abuts on Soparibaug Road, Government Gate Road and Chore Gully, and the claimants based their claim on the basis of a plotting scheme, before the Special Collector and claimed Rs. 8,82,504. The Collector, however, awarded for the entire property Rs. 4,32,697, made up of value of land at Rs. 7-1-0 per square yard, plus Rs. 19,972 as materials of the buildings and compound walls and gates. Dissatisfied with the award the

Wadia brothers demanded a Reference, and claimed before the Tribunal Rs. 5,69,734 also on the basis of the plotting scheme. With the view of curtailing the scope of the enquiry the Trust Counsel raised the preliminary issue "whether having regard to the size and locality of the land in Reference it should be valued on a plotting scheme." After considering the evidence of sales in the locality, the Tribunal came to the opinion "that over 75 per cent. of the land in Reference could not be valued at the date of Declaration on the basis of a plotting scheme and they must therefore answer the first issue in the negative." The claimants thereupon withdrew from the Reference, paying Rs. 1,500 towards the Trust's costs.

5. Bai Soonabai, widow of Benjonji Nowroji Bamji—Case No. 42, Scheme No. XXXI.

The property consists of 30,464 square yards of land and a bungalow and stable. The claimant's Engineer valued the property at Rs. 3,33,818 on the basis of a plotting scheme. The Special Collector awarded a rate of Rs. 5-4-0 per square yard for so much of the area, as is not occupied by the tank, estimated Rs. 1,500 as the effect of the drawback of the tank and allowed Rs. 2,312 as the value of the materials. Against this award, Rs. 1,55,727, the claimant demanded a Reference. When the case came before the Tribunal, both parties agreed to leave the matter to the sole arbitration of Mr. Strangman, who decided that the claimant was not entitled to any excess over and above the Special Collector's award, and that the claimant should pay the cost of this Reference and the Arbitrator's award, which were however disallowed by the President of the Tribunal, who held that he had no jurisdiction to make any order except to dismiss the Reference, as it had been agreed to refer all matters to the Advocate-General.

6. Cooverbai, widow of Sorabji Maneckji Damanwalla—Case No. 48, Scheme XXXI.

The property consists of three front chawls covering an area of about 1,565 square yards, the remaining land admeasuring 7,203 square yards and situated mostly in the rear of the chawls being practically vacant. The claimant based her claim for the front chawls on rental basis and for the rear land on a plotting scheme. The Collector rejected the plotting scheme and valued in the rough the remaining land as vacant, awarding for the front land abutting on Soparibaug Road Rs. 16 per square yard and for the rear land Rs. 4½ per square yard. The claimant was dissatisfied with the Collector's award, on several grounds, the chief of which however was that the Collector erred in rejecting the plotting scheme in valuing vacant land, and almost the whole case before the Tribunal centred on this point only. The Trust raised three issues, *viz.*, (*a*) whether a plotting scheme should be entertained in this Reference, (*b*) if so, whether the Tribunal should not assume an intermediate purchaser, and (*c*) if a plotting scheme be entertained what should be the period of disposal and what deductions should be allowed. As regards (*a*), the Tribunal decided that the claimant was entitled to claim for the vacant land on the basis of a plotting scheme. As regards (*b*) the Tribunal came to the conclusion that an intervening purchaser was not a commercial necessity. As regards (*c*), the Tribunal allowed the cost of road construction and filling in, took two years as period of disposal of the plots and wrote back the gross value for half that period, *viz.*, one year, and as regards allowance for legal expenses, registration, brokerage and stamps, the Tribunal considered it advisable "to merge these allowances into those to be made for the risk and trouble of development and to allow a compounded rate of 10 per cent. on account of all these items." Working on the basis the Tribunal's award exceeded that of the Collector by Rs. 2,882, *i. e.*, about 3·8 per cent. which the Trust had to pay to the claimant with 6 per cent. as usual.

It was against this decision that the Board, under Trustees' Resolution No. 229, dated 28th November 1911, decided to appeal to the High Court, on the strength of the Advocate-General's advice that it was "a particularly favourable case to take to the High Court," mainly because the

evidence was short and was mainly directed to the point of principle involved. The Appeal Court dismissed the Appeal with costs stating that they were precluded from interfering with the Tribunal's judgment by the decisions of the Court of Appeal in Cursondas Natha's and Cama's Cases, and that therefore there was no question of law remaining for them to decide. This decision amounts to a refusal by the Court to consider the meaning of the words " at the date of the Declaration " in Section 23 (1) First of the Land Acquisition Act. The question of appealing to the Privy Council against this decision of the Appeal Court or in the alternative to approach Government for a suitable amendment of Section 47 (1) of the Improvement Act is now under consideration.

7. Rustomji Dhunjibhoy Master.—Case No. 55, Scheme XXXI.

The property included in the original scheme as declared consisted of 22,933 square yards of land, out of which only a small strip of land admeasuring 784 square yards was required for widening Soparibaug Road. In this case the claim was based on the plotting scheme, and having regard to the decision of the Tribunal in Case No. 16, Scheme XXXI, the Special Collector would, in all probability, have valued the property on the same basis, in which case the Board would have, in effect, to pay the claimant for the profits which they have not earned, or attempted to earn. In order to get over this difficulty the Board, under Trustees' Resolution No. 20, dated 3rd October 1911, resolved to acquire only the portion of this actually required for widening the road. The sanction of Government was obtained to withdrawal from the acquisition of the rest of the property, and steps taken to acquire the remainder through the Special Collector, who took betterment into consideration and awarded Rs. 4,822 for the land and Rs. 2,500 for damages (Solicitors' cost and Surveyor's fees), or in all Rs. 7,322. Dissatisfied with the award, the claimant has demanded a Reference, which has not yet been disposed of.

8. Madhowdas Goculdas Pasta.—Scheme XXXI, Case No. 99.

The property included in the original scheme as declared consisted of 23,102 square yards of land, which formed a portion of a large property, extending from Vincent Road right up to Dadar Road, and measuring about 45,000 square yards. Out of this property only a small strip of land admeasuring 4,281 square yards was required for widening Vincent Road. In this case also the claim was based on a plotting scheme and a further sum of Rs. 82,268 was claimed for severance. For the reasons detailed under Case No. 55, and to obviate the necessity of payment for severance, the Board resolved to acquire only the portion of the property actually required for widening Vincent Road. Sanction of Government was obtained to withdrawal from the acquisition of the rest of the property and steps taken to acquire the remainder through the Special Collector, who took betterment into consideration, and awarded Rs. 17,431 for the land and Rs. 1,100 for damages, Solicitors' cost and Surveyor's fees, or in all Rs. 18,531. A reference has been demanded in this case also.

II.—Principal Cases settled out of Court.

9. Bai Virbaiji, widow of Dinshaw Jehangir Buxy.—Scheme VI, Case No. 1193.

The property consists of 37,309 square yards of land, a few buildings and a lot of fruit trees, especially mango trees. The owner claimed Rs. 90,091 before the Special Collector, but eventually sent in an offer of Rs. 65,000, which is equivalent to about Rs. 1-11-0 per square yard for land *plus* Rs. 2,200 for materials of the buildings. The offer was accepted and the Special Collector made his award accordingly. Exclusive of buildings, from which we are deriving at present a gross annual rent of Rs. 618, the rest of the land with trees is let for Rs. 2,350.

10. Government Land.—Scheme XXX, Case No. 2.

This case, which has been referred to in the last Administration Report, was settled amicably during the year under review. The Trust Counsel advised that the land was a watercourse, and, therefore, the owner of the adjoining Scott's Stables had to be compensated for their right of easements over the land. After lengthy negotiations, it was settled to pay Rs. 4,000 to the owner of Scott's Stables for his interest in the land, and Rs. 750 to Government for their interest in the land, or in all Rs. 4,750.

III.—Unfinished Cases.

11. Enos Lawrence De Souza.—Scheme VI, Case No. 930.

The property consists of 22,303 square yards of land, thickly planted with fruit trees especially mango trees. The claimant had valued the land at Rs. 1-12-0 per square yard, and after a lengthy enquiry before the Special Collector during which both sides produced evidence of practical florists and horticulturists, the owner offered to settle the case at 14 annas per square yard. The offer was accepted, and the Special Collector awarded Rs. 19,516 for the property. The property is let for one year for Rs. 1,075 which is a little over 5 per cent. of the award.

12. Shri Dwarkishlalji Maharaj.—Scheme XXXI, Case No. 94.

The property included in the original scheme as declared consisted of 47,220 square yards, which formed a portion of a large property admeasuring 68,743 square yards. Out of this land only a small strip admeasuring 3,927 square yards was required for widening Vincent Road. In order to obviate the necessity of paying for severance and for the value of the property on the basis of a plotting scheme, the Board decided to acquire only the portion of the property actually required for widening Vincent Road. The sanction of Government was obtained to withdraw from the acquisition of the rest of the property, and steps taken to acquire the remainder through the Special Collector. The case was not closed during the year under review, but subsequently an offer has been received for the settlement of the case, which is under consideration.

APPENDIX M (1).

(Referred to in para. 1 of Report).

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 11th April 1911.

7. Considered papers underlying Circular No. 138 of 1911 on the following Resolution of Government, in the General Department, No. 2051, dated 4th April 1911, regarding financial assistance to the Board :—

Letter to the Government of India, Home Department, No. 6387, dated 19th December 1910.

Letter to the Government of India, Department of Education (Municipalities), No. 776, dated 6th February 1911.

Letter from the Secretary, City of Bombay Improvement Trust, No. 815, dated 2nd February 1911.

Letter from the President, Municipal Corporation, Bombay, No. 7117, dated 16th February 1911.

Letter from the Government of India, Department of Education (Municipalities), No. 31, dated 9th March 1911.

Letter to the Government of India, Department of Education (Municipalities), No. 1720, dated 22nd March 1911.

RESOLUTION.—For some years the financial position of the City of Bombay Improvement Trust has attracted the earnest consideration of Government. In December 1907 the Governor in Council addressed the Board, and while cordially recognizing its claim to financial assistance, His Excellency in Council stated that before a case could be made out for further state-aid it was necessary that a definite programme of work for the Board should be laid down and that a clear statement of the financial position of the Board should be presented to Government.

2. The work to be executed by the Trust in the near future was discussed in connection with the proposals for the general development of the City and the orders of Government were published in their Resolution No. 3022, dated 14th June 1909. The programme as it now stands is as follows :—

Chals for labouring classes.

Eastern Avenue—Crawford Market to Sandhurst Road.

Eastern Avenue—Sandhurst Road to Lalbaugh.

Western Avenue—Bellasis Road to Lalbaugh.

Dadar Bridge to Bandra.

Eastern Agripada Improvement Scheme.

Subject to a reservation in favour of improvement schemes, the Board has accepted these proposals.

3. It was not however until November 1910 that Government received the statement of the financial position of the Board for which they had asked 3 years previously. This statement was contained in a note prepared by the Chairman, the Hon. Mr. J. P. Orr, I.C.S., which had been accepted by the Board. The Governor in Council desires to congratulate Mr. Orr on this admirable piece of work. The note contains a clear exposition of the financial resources of the Trust together with a careful forecast of the funds required for the execution of the programme entrusted to it.

4. With this statement before him it was possible for the Governor in Council to proceed to address the Government of India with the view of obtaining the financial assistance to which he had recognized three years before that the Trust had an equitable claim. His Excellency in Council urged upon the Government of India the claims of the Board in December and again in February last with the result that the Governor General in Council has been pleased to place at the disposal of this Government a liberal grant of 50 lakhs of rupees for payment to the Board. This sum has now been made over, and taken in conjunction with the assistance to be derived from the amendment of the Act of incorporation of the Trust, it will enable the Board to proceed with the programme laid down for it.

5. The amendments of the financial clauses of the Act which Government propose to carry out may be briefly described. Section 72 will be amended so as to make it clear that the Corporation shall pay annually to the Board a sum equivalent to 2 per cent. on the total rateable value of properties in the City. It is estimated that this payment will bring to the Board an annual income which beginning with Rs. 8,65,000 in 1911-12 will gradually increase in the future at the rate of Rs. 30,000 a year. Section 73 will be excised altogether. This section is most unpopular and as the credits and debits payable under it will balance each other after 1913-14, its deletion will not cause any great loss to the Board.

Government also propose to forego the interest on Schedule C (Government) and Schedule E (reclaimed) lands, while the Municipality has generously offered to remit the interest on Schedule D (Municipal) lands. This arrangement will augment the resources of the Board by Rs. 1,60,000 annually, and by Rs. 2,10,000 from 1926-27 onwards.

It is also proposed that Section 79 (3) which provides for the division of the Trust's annual profits between Government and the Municipality should be deleted, so that the Trust may be at liberty to utilise profits as Capital and so to reduce borrowings.

6. The Governor in Council is glad to observe that these amendments have met with the cordial support both of the Municipality and the Trust. They have also received the approval of the Government of India. A Bill embodying them is now under preparation and will shortly be placed before the Legislative Council.

7. In recording their acceptance of these amended financial arrangements both the Municipality and the Trust have made certain reservations. Both bodies desire that the Trust should receive further assistance in the shape of an annual subsidy. They propose that this should be provided by a tax of 4 annas a bale on cotton exported from Bombay on the understanding that if in any year the proceeds of the tax fall below 4½ lakhs of rupees, the balance should be made good by appropriation from the cotton excise duty so long as this duty remains in force and thereafter by a terminal tax.

The Municipality also desire—

(i) that section 80 of the Act should be amended on the lines of Clauses 110 to 112 of the Calcutta Improvement Trust Bill, and

(ii) that it should be provided that when the Trust comes to an end, its property and assets apart from Schedule C and Schedule E lands should vest in the Municipality.

8. Although in practical effect there is little difference between the provisions of Section 80 of the Bombay Act and Clauses 110-112 of the Calcutta Bill, the Governor in Council has been pleased to issue instructions that the latter should be adopted.

9. The proposal to vest the property and assets of the Trust ultimately in the Municipality raises issues of some complexity. With a city whose development in the distant future it is impossible to foresee His Excellency in Council considers that it might be unfair on posterity to enter into binding covenants at the present stage. He recognizes that should the property and assets of the Trust represent on its dissolution an immense sum, the Corporation

would have an equitable claim for re-imbursement of the moneys expended by it in financing the Trust. Further than this it would be inexpedient to go and His Excellency in Council trusts that the Corporation will accept this view.

10. It remains to consider the additional annual subsidy that the Trust should receive and the manner in which it should be provided. This question will now engage the earnest attention of Government. Its solution will require the approval both of the Government of India and His Majesty's Secretary of State and some time must elapse before Government are in a position to make a final pronouncement upon it.

11. In the meantime the Governor in Council desires that there should be no delay in pressing forward vigorously the work which the Improvement Trust has undertaken to carry out. It has now been promised funds that will enable it to carry out the great Eastern Avenue and the Agripada improvement scheme. The amending Bill will include clauses enabling arrangements to be made for the housing of the working classes, another important item of the programme of the Trust.

RESOLUTION No. 82.—The Board desire to tender their best thanks to the Government of India for their generous grant of 50 lakhs and to His Excellency Sir George Clarke and the Government of Bombay for their good offices in urging the claims of the Board upon the Government of India.

2. This grant combined with the financial relief which the proposed amendment of the City of Bombay Improvement Act will afford puts the Trust in a position to extend their present programme considerably.

3. The Chairman is requested to submit at an early date proposals for a wide road between Crawford Market and Sandhurst Road and for the East Agripada Improvement Scheme.

APPENDIX **M** (2)

(Referred to in para. 13 of Report).

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 9th May 1911.

2. Considered the Improvements Committee's Report No. II, dated 3rd May 1911, regarding Street Scheme No. XXXVII from Crawford Market to Sandhurst Road.

After discussion the Scheme as submitted was modified by the inclusion of the areas proposed for inclusion by Mr. Tod (*vide* para. 10 of Committee's Report).

The Chairman having proposed the resolution quoted below—

Mr. Wacha proposed the following amendment :—

I. That it is highly expedient, for the reasons stated below, to postpone undertaking till its urgency is established the construction of the proposed through road from Paltan Road to Sandhurst Road, Pydhoni, and of widening Parel Road :—

(1) Because there never has been at any time any demand whatsoever from the permanent population of the City, the demand being confined only to a microscopic minority interested in trade who, it is well known, carry great influence with and are supported by Government.

(2) Because as a matter of fact the overbridges in different places now under construction, combined with the large operations of the Port Trust at Tank Bunder and elsewhere, are certain to relieve whatever congestion of trade traffic that to be noticed at present in Abdul Rehman Street and Parel Road.

(3) Because it is a sheer waste of public funds to construct through new roads, at an enormous cost, of extremely doubtful public utility, while the entire City still continues in a frightfully insanitary condition, as is conclusively evidenced by the heavy annual mortality of 34·89 per 1,000 of the population, or 29·58 *exclusive of plague deaths*, against the maximum of 25·5 at St. Petersburg, of 18·8 at New York, 18·9 at Rome, 18 at Vienna, 17·7 at Paris, 15·9 at Copenhagen, 14·5 at Stockholm, 14·4 at Brussels, 15·1 at London and 13·8 at Amsterdam.

(4) Because during the last 12 years of its existence, the Trust has failed to discharge satisfactorily the fundamental duty imposed on it by the Legislature, namely, of getting the City rid of its numerous insanitary areas virtually plague spots—to be numbered by scores, from Colaba to Mahim, as more specially described in the letter of the Municipal Commissioner of 1904 to the then Chairman of the Trust. The areas improved during the period are few in number and practically form a fraction only of the vaster insanitary areas which have been grossly neglected. So long as this unsatisfactory sanitary condition of the City prevails it is the height of unwisdom to blindfoldedly go forward at railway speed, constructing at a burdensome expenditure, which is already telling on the finances of the Trust, in slavish obedience to the enormous pressure put from behind by the Government, what are euphemiously styled "arterial" roads on which the wishes of the permanent population have hardly been consulted and the utility of which is open to challenge.

(5) Because it is a mischievous and unstatesmanlike public policy which dictates to an independent statutory organisation like the Trust, the expenditure of so large a sum as 50 lakhs from the Imperial funds on the mere construction of through roads when it ought to be very properly incurred on making Bombay, which is the gate of all India, every way healthy so as not only to bring down the heavy mortality of nearly 40 per 1,000 to a fairly reasonable rate, such as prevails in the largest cities of the world, but at the same time improve its economic condition, the saving of life being considered everywhere as a great national asset.

II. That the Government be respectfully informed that for the several reasons aforesaid the Trust should be allowed a free and unfettered hand in expending 50 lakhs placed at its disposal for the purpose of fully and satisfactorily carrying out the fundamental object, namely, of improving the insanitary condition of the whole City, which the Legislation has solemnly imposed on it.

The amendment on being put to the vote was *lost*, Mr. Wacha alone voting for it.

The Chairman's original proposition was then *carried*, Mr. Wacha only dissenting.

It was accordingly resolved—

RESOLUTION No. 106.—The Board are of opinion that for the purpose of creating new streets and increasing the existing means of communication and facilities for traffic between Crawford Market and Sandhurst Road it is expedient to form new and to alter existing streets as shown on Land Manager's plan No. 7, dated 28th April 1911, as amended and signed by the Chairman.

2. The Crawford Market to Sandhurst Road Street Scheme as shown in that plan is approved and should be notified as required by Section 32 of the Act.

Report of the Improvements Committee.

No. II.

Street Scheme No. 37 (100' *Road from Crawford Market to Sandhurst Road.)*

We have considered and discussed in detail the appended report (*see* Appendix No. 1) in which Mr. Delves, the Deputy Land Manager, submits a scheme which he originally prepared in August 1909 for the construction of a 100 feet road from Crawford Market to Sandhurst Road.

2. Mr. Wacha consistently with the attitude he has always adopted towards street schemes declines to commit himself to approval of this scheme, as he holds that no new through road should be constructed or existing roads widened till all the insanitary areas in Bombay are rendered sanitary ; but the views stated in paras. 3, 11, 12 and 13 below are held unanimously by the other 5 members of the Committee.

3. We think the new scheme has many great advantages over the original Abdul Rehman Street Scheme and Memonwada Improvement Scheme to which Mr. Delves refers.

4. The new Scheme involves a gross outlay of 158 lakhs and a nett loss of 97 lakhs, *i. e.*, 104 lakhs less in gross outlay and 61 lakhs less in nett loss than the original schemes (*vide* para. 21 of Mr. Delves's report), and the real saving is likely to be much greater than these figures show, because the area for disposal in frontages under the new scheme is only 38,841 square yards, while under the old, it was 83,152 square yards ; the larger area would take much longer to dispose of and consequently the loss in I. and S. F. charges would be much heavier.

5. The new route avoiding the costly frontages on Abdul Rehman Street, Nagdevi Road and Chakla Bazaar follows for the most part a line of back streets from Paltan Road northwards to a point on Parel Road about 455 feet South of Sandhurst Road. There is very little traffic along this route, and the scheme operations can be carried through with practically no interference with existing traffic. The houses to be demolished are far fewer and on the average far smaller and more sparsely populated than those marked for demolition in the original Abdul Rehman Street Scheme. It is estimated that the population to be displaced in the new scheme will be not half of that in the old. There are, moreover, comparatively few shops along the new route ; so the interference with trade under the new scheme will be quite negligible.

6. The distance by the new road from where it leaves Sandhurst Road to where it joins Hornby Road is 4,900 feet, *i.e.*, only 100 feet more than the distance by Parel Road and Abdul Rehman Street.

7. The area to be acquired is only 76,273 square yards under the new scheme against 136,967 in the old; so acquisition proceedings will be much sooner completed in the new than they could be in the old scheme.

8. When the new road is completed the Municipality will have an addition of 34,552 square yards to the area of the roads they will have to maintain : this is little more than two-thirds of the 50,635 square yards of extra road area involved in the original scheme.

9. The scheme may, for the present (until it is decided whether the new road is to be called " Kingsway " or not), be called "The Crawford Market to Sandhurst Road Street Scheme," but it is really a combination of a Street Scheme and an Improvement Scheme, as it includes all but the South-west corner of the Memonwada area which was " represented " by the Commissioner under Section 24 of the Trust Act as an insanitary area needing improvement just five years ago. The Commissioner condemned this area for the narrowness

and bad arrangements of the streets and the want of ventilation, and forwarded the Divisional Health Officer's report No. 33579 of the 6th February 1905, describing the conditions prevailing in this area. An extract from this report is appended (*see* Appendix No. II).

10. The northern part of this represented area was included in the Sandhurst Road Scheme and is now entirely remodelled. The remainder as yet not dealt with covers 38,800 square yards approximately of which all but 6,650 square yards is included in the scheme now under discussion.

The 6,650 square yards excluded is the least insanitary part of the represented area and was originally omitted from the area condemned by the Municipal Health Officers. It consists of very valuable frontages on Parel Road, and includes one large and one small Jain temple at Paidhoni. Mr. Tod thinks that to make the scheme complete and get good frontages on the new road we ought to include this area in the scheme, as also a small area west of Chakla Bazaar and south of Bhaji Pala Street. But this would involve, according to Mr. Delves's rough estimate, an addition of 17½ lakhs to the gross cost of the Scheme and nearly 10 lakhs to the nett ultimate loss, and the majority of the Committee agree that the extra cost is out of all reasonable proportion to the advantage secured and prefer to exclude the area, and trust to the policy sketched in Mr. Delves's para. 12 for the ultimate improvement of the properties in question by the owners themselves.

11. In the elaboration of the present scheme a great number of alternative routes on both sides of Abdul Rehman Street have been investigated with a view to securing at the minimum cost what has always been recognised as one of the City's crying needs—a broad road through the densely congested area north of Crawford Market. The main difficulty apart from cost has been that of avoiding the numerous mosques and other places of worship scattered about this area. The new route is found to be the only practicable one by which all these places of worship can be left untouched. It is so much less costly and involves so much less displacement of population than the original scheme and so little interference with trade and traffic that we have no hesitation in recommending the Board to sanction the Scheme as submitted.

12. The figures given in Mr. Delves's statements B and C and summarised in his last para. deserve careful attention : they show that owing to rise in rents in the neighbourhood affected the cost of the old scheme has more than doubled since 1906, while already in the 21 months since the first estimate of the new scheme was prepared the cost of that scheme has gone up by 17½ per cent. This shows the importance of pushing the scheme through as rapidly as possible up to, at any rate, the stage of declaration under Section 29 of the Trust Act.

13. In the Trust's application of 2nd February 1911, to the Government of India for financial assistance, special stress was laid on the Trust's urgent need of an immediate cash grant of 50 lakhs to enable them to proceed with this southernmost section of the Eastern Avenue without further delay. By the generosity of the Government of India, the 50 lakhs asked for were actually paid to the Trust on 1st April 1911. The revised figures for the new scheme show that the present value as on that date of the nett ultimate loss on the scheme must be put at 68 lakhs instead of the 58 lakhs reported to Government according to the original estimate ; but the extra cost is covered by the margin of 16 lakhs shown in para. 11 of the Trust's last forecast plus the savings in actual losses in the past two years over those estimated for in the forecast ; so there is no doubt about the sufficiency of the Trust's resources for the new scheme even without taking into account the further assistance to be derived from abolition of interest on Schedule C lands and the other measures promised in Government Resolution No. 2051 of 4th April 1911.

(Sd.) J. P. ORR,

President.

APPENDIX No. I.

No. 3078 OF 1911.

BOMBAY IMPROVEMENT TRUST,

LAND MANAGER'S OFFICE,

BOMBAY, *28th April* 1911.

To

THE CHAIRMAN,

BOMBAY IMPROVEMENT TRUST.

SIR,—Herewith I have the honour to submit for consideration a Scheme with plans and estimates for the construction of a road 100 feet wide from Paltan Road to the junction of Parel and Sandhurst Roads and also for dealing with the insanitary area represented by the Municipal Commissioner on 15th September 1905 (*vide* his No. 18852 of 1905-06).

2. This Scheme if carried out would render unnecessary the widening of Abdul Rehman Street and of the Southern portion of Parel Road, which latter was proposed by Mr. Kemball in his report on the Memonwada Improvement Scheme (*vide* his No. 3842 of 12th June 1906).

3. Owing to the existence of two temples, on the East side of Parel Road and of the mosque on the West, Mr. Kemball found it would not be possible to carry out the widening on one side only of the road but that both sides would have to be dealt with. The Scheme now submitted avoids both the temples and the mosque and necessitates the acquisition of a portion only of one side of the road.

4. As will be seen from the plan (Land Manager's No. 7, dated 28th April 1911) forwarded herewith the suggested road would take off from Carnac Road between Chakla and Nagdevi Streets. In order to give a good approach to its mouth it would be necessary (*a*) to set back a portion of the fence at the North-East corner of the Crawford Market and (*b*) to throw into Paltan Road a portion (about 2,346 square yards) of the land now known as the Native Infantry Lines. In view of the fact that the remainder of this latter property would be very much "bettered" by reason of increased traffic I have assumed that Government would make no charge for the land to be thrown into the road.

5. After leaving Carnac Road the suggested road would run North absorbing in its area Hussein Khan Khalifa Street. Here it will be noticed the surplus land on the West would be very shallow in depth, but this is unavoidable as to acquire properties fronting Nagdevi Street for the mere purpose of obtaining deeper depths would be wasteful in the extreme. It would be necessary to acquire a very small portion of the compound of the mosque between Hussein Khan Khalifa Street and Chakla Street.

6. Where Janjikar Street would be crossed houses both to the left and the right of the road would be acquired so as to widen that road the existing set-back lines and so, *inter alia*, give a better approach to Scheme No. VIII. The houses proposed to be acquired are all old and of poor construction. That at the corner of Nagdevi Street and Janjikar Street has recently been rebuilt and set-back to the regular line of the Street and it is not proposed to acquire it.

7. After leaving Janjikar Street the road would bear slightly to the East so as to fit in with that part of Memonwada Road lying between Bhaji Pala Street and Musjid Bunder Road. Here two houses facing Chakla Street are included in the Scheme; this is done because they run through to Memonwada Road and cannot possibly be avoided.

8. Between Bhaji Pala Street and Musjid Bunder Road the line of the suggested thoroughfare has been arranged so as to permit of the houses on the West, all of which will be much "bettered," being allowed to remain, if necessary for several years. This has been done with the objects (*i*) of obtaining a considerable temporary revenue, (*ii*) of allowing the present occupants to remain on until other quarters are erected and (*iii*) to avoid throwing too much land on the market at one time.

9. In the same section and on the opposite side of the road it has been found necessary to include a considerable area; the houses, however, are mostly used as godowns and not many people would be displaced.

10. Where the suggested road would cross Musjid Bunder Road provision has been made for widening, to the existing set-back lines (*i. e.*, to 60 feet), the portion between Nagdevi Street and Memonwada Road and also a small portion by the North end of Dhobi Street.

11. After leaving Musjid Bunder Road the road would curve the North-west; this is necessary to avoid two large and handsome mosques, but it has the great advantage of opening up Nagdevi Street which North of Musjid Bunder Road carries but very little traffic. Provision is here made for widening part of Narayen Dhuru Street to 40 feet in width, but the houses facing that Street need not necessarily be demolished for some years to come. They are, however, four, five and six stories high and but little light and air enters the street. Access to Kalbadevi would be available *via* Paidhoni Street, a distance of only 170 feet.

12. The road now enters the area represented by the Municipal Commissioner as being insanitary. This area is shown on the plan by the letters A, B, C, D, and it will be noticed that it is not proposed to acquire the whole of it. The portion omitted comprises the houses lying between Paidhoni and Chunam Kiln Street and fronting on Parel Road. These houses, some of which have been rebuilt and others of which must soon be, have a gross assessable value of about Rs. 63,840 per annum and would be very costly to acquire. It is thought that the removal of the houses (three of which contain a population of over 600 persons) facing Nagdevi Street and the provision of the new 100 feet road would much improve the sanitary condition of the omitted properties. In laying down the line of the road care has been exercised to leave a small strip of land between the West side of the road and the houses omitted. This has been done in the hope and belief that the owners of the properties would buy up this strip and when remodelling their houses render them more sanitary.

13. The great majority of the remaining houses in the represented area are very insanitary and irregularly arranged. I have prepared at least a dozen different ways of dealing with this area and have found that the cheapest and only satisfactory method is to acquire all the houses North of Chunam Kiln Street and to lay out the land as shown on the plan. It will be noticed that three valuable frontages would be provided and that Parel Road would be widened out to about 120 feet in width from the point where the new road would join it to as far North as Sandhurst Road. Memonwada Road and Chunam Kiln Street would also be widened to 40 feet.

14. It may here be remarked that the gross outlay on this section of the Scheme would amount to over Rs. 47 lakhs.

15. When dealing with this area Mr. Kemball proposed to acquire certain properties lying to the East of Memonwada Road partly in order that Chinch Bunder Road might be carried through to Parel Road. This would be an improvement, but I have made no provision for this in the Scheme now submitted as when Sandhurst Road is completed there will be four East and West thoroughfares (*i. e.*, Musjid Bunder, Paidhoni, Sandhurst and Babula Tank Roads), within a distance of about eleven hundred yards. Given the suggested 100 feet road and the widened Chunam Kiln Road it would hardly be necessary to carry Chinch Bunder Road through to Parel Road but in case it were thought necessary some day to carry it through to the new road a strip of land between the new road and Memonwada Road could be let for temporary occupation only and later on converted into a road.

16. When preparing his Scheme for dealing with Abdul Rehman Street, Mr. Kemball proposed that the road should be made 120 feet in width. In view of the fact that Abdul Rehman Street would still remain and that Nagdevi Street would be opened up, I have adopted for the new road a width of 100 feet only. The two streets above mentioned have combined widths of 76 feet and are gradually being widened out to 100 feet (Abdul Rehman 60 feet and Nagdevi 40 feet) so that the combined width of the three roads would ultimately be 200 feet which would be ample to meet all requirements of traffic. Many people are of opinion that two, or three roads of fair width are better than one very broad one. They are certainly better for retail trade and should road repairs be necessary traffic can be more easily regulated where two, or three streets exist than where there is only one.

17. The Scheme now submitted was originally prepared in July 1909 and at that time Mr. Kemball's figures for Abdul Rehman Street were brought up to date. The original estimates for widening Abdul Rehman Street do not show the total cost as some of the properties (*i. e.*, Cases Nos. 322, 326 to 342 and 346 to 357), acquired in connection with Scheme II, would have to be utilized for widening the road. These properties have cost the Board about Rs. 8,60,938, but on the other side of the account would have to be added the value of the surplus land which measures about 1,333 square yards and which at the average rate taken for the Scheme of Rs. 350 per square yard would produce Rs. 4,66,550. The extra cost would therefore amount to Rs. 3,94,388 and the total loss in 1909 to Rs. 59,88,362. Details of this (1909) estimate will be found in Column 2 of Statement **C** hereto.

18. Mr. Kemball's estimate of the loss which would be incurred in carrying out his Scheme for dealing with the area represented by the Municipal Commissioner was Rs. 41,66,451. These figures were prepared in 1906 ; they included the cost of widening Parel Road, South of Sandhurst Road, and of extending Chinch Bunder Road to Parel Road. They also included a sum of Rs. 1½ lakhs for loss on land to be utilized for chawls. For purposes of comparison like estimates were prepared in 1909 and these show that the loss would then have amounted to Rs. 76,77,651. Details will be found in Column 3 of Statement **C** herewith.

19. The increased cost in both Schemes was due solely to increased cost of acquisition.

20. Original figures for the Scheme now submitted were also prepared in July 1909 and the results of these will be found in Column 5 of Statement **C** herewith.

21. All the estimates have been brought up to date and will be found in Statement **B** attached hereto but the broad results are given below :—

Scheme.	Gross outlay	Loss
	In lakhs of Rupees.	
Abdul Rehman	138·89	69·95
Memonwada	123·75	88·10
Total	262·64	158·05
New Scheme	158·37	96·64
Saving in favour of New Scheme	104·27	61·41

22. A comparison of the annual interest and sinking fund charges is as follows :—

Scheme.	Gross.	Nett, *i.e.*, after deduction of ground rents.
	Rs.	Rs.
Abdul Rehman ... ... Memonwada	12,10,800	7,22,413
New Scheme	7,30,105	4,52,333
Saving...	4,80,695	2,70,080

These figures are based on the assumption that the loans would be repaid in 60 years. If, however, the period were extended to 80 years (*i.e.*, the same as is allowed under the Housing of the Working Classes Act 1903) the annual charge in respect of sinking fund would be reduced by practically 50 per cent.

23. In the estimates relating to Abdul Rehman Street and Memonwada Schemes the sums to be realized by recoupment have been taken at the figures originally adopted as it would not, in my opinion, be safe to rely upon higher rates being obtained than were then estimated. The rates compare favourably with those adopted for the surplus area in the new Scheme.

24. In working out details of the Scheme now submitted care has been exercised to run the road so as to allow of small building sites; in addition and with a view to meeting in part the heavy outlay in respect of interest and sinking fund charges pending accrual of ground rents the road has been so placed as to permit of a considerable number of houses being temporarily left standing. These houses have a gross assessable value of about Rs. 1,50,000 per annum and after allowing for very liberal outgoings should produce at least Rs. 1,00,000 per annum. In addition there are other properties standing off the line of the road which might be left standing until the demand for land warranted their demolition.

25. The cost of acquisition including 10 per cent. for management, establishment, legal charges, etc., is put at Rs. 1,54,14,850, and this is believed to be a full estimate.

26. The surplus land available for leasing has been valued section by section, and totals Rs. 61,72,720 which gives an average rate of about Rs. 159 per square yard.

27. Three statements are annexed. The first shows how the area included in the New Scheme would be distributed. The second shows in parallel columns the detailed estimates of the three Schemes for the current year and the third gives similar information for the year 1909.

28. Two plans, scale 200 feet to an inch, are also forwarded; one shows the Abdul Rehman and Memonwada Schemes and the other the New Scheme. These plans are intended for use as "index plans" only and are not correct in detail.

29. In conclusion, I desire to draw attention to the following statement which shows concisely how rapidly the cost of executing any scheme in this locality is rising.

STATEMENT.

SCHEME.	1906 Estimates Nett.	1909 Estimates Nett.	1911 Estimates Nett.
	Rs.	Rs.	Rs.
	*	*	
Abdul Rehman Street	27,58,135	59,88,362	69,95,335
Memonwada	41,66,451	76,77,651	88,10,651
Total ...	69,24,586	1,36,66,013	1,58,05,986
New Scheme	.....	82,16,550	96,64,700

* Including loss on Scheme II properties.

I have the honour to be,

Sir,

Your most obedient servant,

R. H. A. DELVES, F.S.I.,

Deputy Land Manager.

STATEMENT A.

	Sq. yds.
Area included within the Scheme Boundaries	88,073
Area to be utilized for new and to be thrown into existing roads and service passages	49,232
Area available for leasing ...	38,841

STATEMENT B SHOWING COMPARATIVE COST.—APRIL 1911.

1	2	3	4	5	6
Item.	Abdul Rehman Street.	Memonwada.	Total Columns 2 and 3.	New Scheme.	Difference between columns 4 and 5.
	Rs.	Rs.	Rs.	Rs.	Rs.
Cost of acquisition	1,25,23,200	1,09,99,000	2,35,22,200	1,40,13,500	.....
Add—10 per cent. for management, legal expenses, etc.	12,52,320	10,99,900	23,52,250	14,01,350	.....
Total for acquisition ...	1,37,75,520	1,20,98,900	2,58,74,420	1,54,14,850	—1,04,59,570
Add—					
Works	1,13,827	1,26,401	2,40,228	2,72,570	+ 32,342
Loss on Land for chawls	.....	1,50,000	1,50,000	1,50,000	.....
Total gross outlay ...	1,38,89,347	1,23,75,301	2,62,64,648	1,58,37,420	—1,04,27,228
Deduct—					
Recoupment...	72,88,400	35,64,650	1,08,53,050	61,72,720	— 46,80,330
Loss	66,00,947	88,10,651	1,54,11,598	96,64,700	— 57,46,898
Add—					
Loss on Scheme II—Properties	3,94,388	.....	3,94,388	.....	— 3,94,388
Total Loss—Exclusive of Interest and Sinking Fund charges pending disposal of land.	69,95,335	88,10,651	1,58,05,986	96,64,700	— 61,41,286

STATEMENT C SHOWING COMPARATIVE COST.—JULY 1909.

1	2	3	4	5	6
Item.	Abdul Rehman Street.	Memonwada.	Total Columns 2 and 3.	New Scheme.	Difference between columns 4 & 5.
	Rs.	Rs.	Rs.	Rs.	Rs.
Cost of acquisition	1,16,07,770	99,69,000	2,15,76,770	1,26,97,000	
Add—10 per cent. for management, etc.	11,60,777	9,96,900	21,57,677	12,69,700	
Total for acquisition ...	1,27,68,547	1,09,65,900	2,37,34,447	1,39,66,700	— 97,67,747
Add—					
Works	1,13,827	1,26,401	2,40,228	2,72,570	+ 32,342
Loss on land for chawls	.....	1,50,000	1,50,000	1,50,000	.....
Total gross outlay ...	1,28,82,374	1,12,42,301	2,41,24,675	1,43,89,270	— 97,35,405
Deduct—					
Recoupment...	72,88,400	35,64,650	1,08,53,050	61,72,720	— 46,80,330
Loss	55,93,974	76,77,651	1,32,71,625	82,16,550	— 50,55,075
Add—					
Loss on Scheme II—Properties	3,94,388	.....	3,94,388	.....	— 3,94,388
Total Loss—Exclusive of Interest and Sinking Fund charges pending disposal of land ...	59,88,362	76,77,651	1,36,66,013	82,16,550	— 54,49,463

APPENDIX No. II.

Extract from the report No. 33579 of 6th February 1905 of Dr. C. H. Cayley, Divisional Health Officer, to the Executive Health Officer.

This area is bounded by Bhendy Bazar on the west, Memonwada Road on the east, Imamwada Road on the north and Pydhowni Road on the south and is known as Old Nagpada Section.

Population and death-rates :—

The total population according to the Census was 9,128.

In 1903 there were 945 deaths in this area, giving a death-rate of 103·5 per 1,000.

Plague deaths 291 = death-rate of 31·8 per 1,000.

Deaths from causes other than plague 654=death-rate of 71·6 per 1,000.

Phthisis deaths 128, giving a death-rate from phthisis of 14 per 1,000.

The death-rate from phthisis is very high and the causes of this are :—

(1) The overcrowding of buildings in the area which is divided up by narrow lanes and passages and very little light and air enters the houses.

(2) The density of population in the area, there being 830 persons per acre.

(3) The large proportion of the inhabitants who live in a single room, *i.e.*, 85·81 per cent. in Circle No. 1 and 95·56 per cent. in Circle No. 2.

(4) The fact that the majority of the inhabitants are Mahomedans amongst whom the purdha system is customary.

APPENDIX M (3).

(Referred to in para. 18 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 30th March 1911.

6. Considered the following Report of the Land Committee, No. 1, dated 22nd March 1911, regarding the rents of Trust Chawls :—

Rents of Trust Chawls.

' 1. We have considered the appended note by the Chairman on the subject of rents of the Board's chawls and find ourselves fully in accord with the Chairman's views and recommendations, except as regards the "personal maximum" referred to in his para. 17.

2. We understand that the Chairman has proposed this "personal maximum" as a limit of the enhancement of our present tenants' rents in deference to the views expressed by certain Trustees, who thought that hard cases of the kind referred to in para. 17 deserved special consideration, and that poor people who had once found refuge in our chawls should not be forced out by enhancement of rent up to the level of those prevailing in the neighbourhood, if that level is beyond the reach of their pockets.

3. We should not object to a personal maximum of 20 or 25 per cent. of family earnings (we think 15 per cent. too low) being applied as a limit of enhancement of rent, if it were not for the difficulty of ascertaining what a tenant's family earnings are. A list of family earnings of the residents of the Chandanwadi and Princess Street chawls based on information obtained from the tenants themselves has been shown to us by the Land Manager; and if this is accepted as correct, the rents of nearly all the rooms must be left as they are. It is evident that most of the tenants have understated their earnings and that those who have told the truth will have the mortification of seeing their rents raised while their dishonest neighbours escape enhancement. On the other hand, the inquisitorial process that will be necessary to ascertain the real family earnings is to be deprecated. We think it will be found impracticable to apply a limit in this shape.

4. After all, the rent which these people are to be required to pay is no more than people of their class have been paying in the same neighbourhood for some time past (*vide* Chairman's Note, paras. 21-3, and Appendix B). The Board's tenants have profited for many years by having to pay these specially low rents, and it should be no great hardship to them to have to meet a very slow enhancement up to normal rates. The proportion of their earnings that will go in rent will certainly be very much higher than now; but nearly all the Trust's peons, for instance, pay 25 per cent. or more of their pay in rent, and even so have to live at great distances from the Fort to secure such low rent as Rs. 3. Recently the Trust, following the lead given by Government, have sanctioned house allowance of Rs. 1-8 per month for their peons, and some of the peons may now be found willing to take rooms in the Chandanwadi Chawls at Rs. 4 or Rs. 5, in order to be nearer to their work. We see no reason why they should be kept out of Chandanwadi because the rooms are all occupied by privileged tenants who, though earning more than these peons, are not required to pay so much rent.

5. All these privileged tenants are employed in the Fort or the Market or the Docks and it is a great convenience to them to be so near their work. It is this same convenience that makes it possible for owners of private chawls in the neighbourhood to get high rents; and it is this same convenience which made the acquisition of our chawls sites so costly. It seems to us therefore only right that we should take advantage of this convenience to secure a fair return on the cost of our chawls in the shape of rent. By abstaining from doing so we are practically subsidizing the employers of our tenants; for the vital statistics of our chawls (*vide* Appendix A) clearly show that our high standard of sanitation results in our tenant's health improving from year to year, and this fact is now more widely recognized and appreciated than ever it was before. It is probable therefore that if we raise our rents, as we are fully entitled to, the employers of some at any rate of our tenants will give these employés house allowance as Government and we ourselves have done, in recognition of the great advantage of having their employés sanitarily housed within easy reach of their work; but there is clearly no need for them to do so, so long as we leave our rents as they are.

6. To take another point of view :—of two peons on Rs. 14 per mensem the one (A), who by various economies in his pleasures (drink, marriage-feasts, &c.) and by doing extra work and making his family work, can manage to pay Rs. 5 per mensem for rent will obviously be a better tenant than the one (B), who can never raise more than Rs. 3 for rent. We know that we have a good many of the B type in our chawls and that there are some of the A type living near our chawls. If the result of our raising our rents is that the B type is gradually replaced by the A type in our chawls, nothing better could be desired. It will show (cf. § 2 ad fin.) that the enhanced rents are not really beyond the reach of the pockets of the most deserving of our present tenants.

7. Whether this result or that contemplated in para. 5 will actually ensue on the raising of our rents can only be ascertained by experience. We think that an excellent opportunity for gaining this experience and at the same time securing at every step *locus pœnitentiæ* is afforded by the system of *gradual* enhancement of rents recommended in the Chairman's § 16,

If we find in the course of this gradual enhancement that vacancies are occurring and that applicants for the vacant rooms are not of the A type but of a less poor class and that our old tenants are being forced into insanitary dwellings, we can reconsider the position and if necessary fix our rents for the time being at the pitch then reached, *i.e.*, at something less than the full rents now suggested.

8. We accordingly recommend—

(1) That uniform rents be fixed for all rooms in our chawls, as follows :—

	Rs.	a.	p.
Supari Bagh	3	4	0
Agripada...	3	8	0
Nagpada and Imamwada	4	0	0
Princess Street, Chandanwadi and Mandvi	5	0	0

(2) That every new comer be charged these rents, subject to a personal minimum of 10 per cent. of his family earnings or the rent he has hitherto paid whichever is less.

(3) That present tenants' rents be gradually increased to the above rents from 1st May 1911 (to allow of 1 month's notice) by increments of 4 annas every 3 months, an extra increment of 1 anna being charged on Rs. 3-3 rents on 1st May 1911.

9. From Appendix B it will be seen that when we charge the full rents now proposed the annual loss on our chawls will be reduced from Rs. 53,970 to Rs. 30,571, *i.e.*, from 1·5 per cent. to 0·85 per cent. on our capital outlay, even if we take outgoings at the present high rate of 40 per cent. of gross revenue. The Chairman, however, hopes to be able to effect certain economies by which this rate will be reduced to about 30 per cent. It will further be seen that the chawls at Princess Street and Chandanwadi will become very nearly self-supporting.

Chairman's Note on Rents of Trust Chawls.

Justification of Trust's Chawl Building Policy.

1. In undertaking to build chawls for the poor, the Trust's general object is to get some proportion of the poorer working classes of the City sanitarily housed. The justification for doing this at the expense of public funds is that the public health is improved thereby.

2. No such measure would be necessary, if employers of large numbers of workmen were required by law to provide sanitary accommodation for those workmen. But there is no law binding upon employers of labour in this respect. The City of Bombay Improvement Act, however, empowers the Trust to spend their funds on (*inter alia*) providing accommodation for the poorer and working classes.

Chawls for the poor generally, whether displaced by Trust's operations or not.

3. It is to be noted that the Act contemplates provision for the poor generally, and not only for those who are displaced by the Trust's operations. It is, however, only right that in each class of applicants for admission to the Trust chawls preference should be given to those displaced by the Trust's operations. The classification now adopted for the purpose of determining the order of admission to Trust chawls is set out in Appendix A.

4. The Trust provide in their chawls directly for a certain number of the poor, but further they indirectly provide for others by leasing sites on which the lessees erect buildings in which those who can afford to pay the rents demanded can find accommodation. In the Calcutta Act the Trust are not authorized to build any buildings for the displaced, unless they find it impossible to induce private persons to erect buildings on sites provided by the Trust.

Loss on working of Chawls inevitable.

5. It has along been recognized that this housing of the poor can only be done at a loss. The consequent expense to the ratepayer is somewhat of a set-off to the absence of a poor rate. The question is how far that loss should be allowed to go. The framers of the City of Bombay Improvement Act put the limit at Rs. 1½ lakhs per annum. They reckoned on housing 50,000

adults at Rs. 150 each, *i e.*, at a total cost of Rs. 75 lakhs, on which they anticipated a loss of 2 per cent. (*i.e.*, a nett annual return of 2·61 per cent., against annual I. and S. F. charges of 4·61 per cent.) They put the standard of accommodation at 40 square feet and 500 cubic feet per adult. The estimate of an average loss of 2 per cent. has proved by no means too high; for we find the standard of sanitary accommodation and rents too low to permit of profit from chawls where land is dear, *i.e.*, in the neighbourhood of docks, bazaars and other busy centres, and it is just there that chawls are chiefly wanted as the poor won't live far from their work. It would be a great thing to be able to run chawls just without loss; but even that is impracticable *and the question we now have before us is how far we can justifiably raise the rents of our chawls with a view to reducing their cost to the ratepayer.*

Special sanitary arrangements, raise cost of Trust's Chawls over that of private Chawls.

6. Ordinary chawl-builders generally succeed in making a good profit from the capital spent on their chawls by adopting a very low standard of sanitation and economizing in building materials and supervision. It is the Trust's business to raise the standard of sanitation even if they must face a loss in consequence. A private chawl-owner overcrowds his land with chawls, and many rooms consequently get far too little light and air. The Trust, on the contrary, knowing that they have to deal with the lowest classes, who cannot be trusted to rise all at once to the proper sanitary level, make even better provision in their own chawls for the admission of light and air than they require their lessees to observe. Instead of the 63½ degrees rule they apply a 45 degree rule to regulate the extent of open spaces in their own chawl sites, and consequently in their standard plan only 41 per cent. of the site is built over. This reduces the return on the Trust's capital expenditure on chawls very seriously, specially where land is dear, and therefore, wherever the Trust can, they economize land by placing chawls near permanent open spaces such as Railways. With the same object of improving the return the Trust devote the ground floor to shops and godowns, wherever there is a good demand for these and the profit on these goes to reduce the loss on the residential parts of the chawls. Various other economies have been thought out and adopted, but a good many others commonly adopted in private chawls are not adopted in Trust chawls, for fear that they should lead to insanitary conditions. For instance, privies are provided on every floor in Trust's chawls, whereas in many private chawls they are in the lower floors only. The floors would certainly be fouled more than they are by children and others, if the privies were not thus made easily accessible. Similarly the Trust provide a nahani in the verandahs of every room, because, if they did not waste water would be thrown out of the window and children would be allowed to urinate in the corridor at night. Again, the Trust chawls provide water taps on every floor, even at the cost of pumping in some cases, to insure that the privies are properly flushed by the automatic flushing tanks with which all privies in Trust chawls are provided. Where water cannot be raised to the top of the chawl without pumping, the residents of upper floors might be required to go to the lower floors for water for household purposes, but the result would probably be that they would take less water to their room and their nahanis would not be kept as clean and well flushed as they can be now.

Rooms, verandahs and passages larger in Trust Chawls than in private Chawls.

7. The Trust provide larger rooms and larger passages between rooms than in private chawls. In no Trust chawl is the accommodation less than that of rooms in private chawls for which the commonest rent is paid in the neighbourhood. In most it is very much larger. The Trust rooms vary from 80 square feet to 121 square feet, and in every case have in addition verandahs 3'-6" to 5' broad and central passages between rooms 5' to 9' broad. Few one room tenements outside Trust chawls exceed 120 square feet in area, and still fewer have any verandahs at all; and it is for consideration whether in future the Trust rooms might not be limited to 100 square feet with 4'-6" verandahs. A few 120 feet rooms might be provided for large families, which are commonest amongst Mahars and other low classes.

The poor should be relieved rather by increase of accommodation than by reduction of rent.

8. In my opinion facilities for the poor should be rather in the direction of increase of accommodation and other conveniences (not being luxuries) necessary in the interest of sanitation than of reduction of rents because such reduction may mean putting money into the pockets of employers by reduction of wages or withdrawal of house allowance. We discourage

private enterprise, if we put rents far below the commercial standard, or provide for very large numbers or give extravagant accommodation or conveniences.

Rents must however be such as a large (but not the lowest) class of the poor can afford to pay.

9. On the other hand we must refrain from making our rents so high as to put the sanitary improvements out of the reach of the poor. We cannot, however, base our standard of sanitation on what is within reach of the pockets of the *exceptionally* poor. We must cater for large classes, not small; and not for any whole class, but for a fair proportion of its members; and we must leave small classes to private charity.

Advantages of catering for a large class of the poor.

10. By catering for a large class we interfere less with private enterprise than by catering for a small, and also take less risk of vacancies and are able to provide for more people. We may put some limit on the annual loss that public funds must bear on account of these chawls; so it is better for the poor and for the sanitation of the City that we should provide a large number of chawls at moderate rents than a small number at very low rents involving heavier loss per head and consequently a reduction of the number of poor people who can be provided for within our limit of annual loss.

Occasional necessity for temporary reduction of rents below the standard of the neighbourhood.

11. We may find it necessary in particular cases to temporarily make our rents a trifle lower than those prevailing in the neighbourhood, so as to attract people who *ceteris paribus* would prefer their old insanitary quarters, because of the discipline they would come under in Trust chawls (punctual payment, prohibition of keeping animals, enforced cleanliness, etc.). This is a matter of supply and demand, and experience will show how far it is necessary.

12. When we start chawls in a new locality like Agripada without demolishing houses, in the immediate vicinity, we may have to have specially low rents to attract people from outside. If the poor of the class we are catering for won't come to the chawls, we should take in people of the next higher class not at the rents we have fixed for the lower class, but at the rents these less poor people have been accustomed to pay or, if necessary, at slightly lower rents.

Policy recommended.

13. Briefly stated, then, our policy should be to fix the minimum standard of sanitary accommodation and make rents as high as possible, consistently with keeping them at a level not higher than that paid by the lowest large class of poor in the neighbourhood, regardless of the size of our rooms, as compared with those in private chawls. I shall hereafter refer to the rent so fixed as the "*local minimum.*"

Effect of Trust's Chawls to reduce rents in neighbourhood.

14. Whatever class we provide for directly lower classes benefit, because the accommodation previously occupied by the classes provided for is available for the lower classes. The effect of our chawls will be to reduce the demand for rooms hitherto inhabited by the classes provided for, and so to lower their rents and make them available for the next lower class; and ultimately this will lead to the extinction of rooms of the lowest class of all.

And to raise standard of sanitation.

15. Another effect will be that our chawl population will gradually get to appreciate our higher standard of comfort, so that when they get an increase of wages, they will demand this higher standard and be ready to pay for it. This will encourage private enterprise.

Trust's chawl rents should be raised as those of private chawls in the neighbourhood rise; but the increase should be gradual and limited to 4 annas at 3 monthly intervals.

16. We shall be justified in increasing our rents when there is any general advance in the wages of the class accommodated or in the rents, paid by that class in the neighbourhood of our chawls; but the increase should be limited to 4 annas per month at intervals of 3 months, where our tenants remain the same. This will not only make the increase easier to bear, but will give the tenants time to get accustomed to it and to look out for new quarters if they find it too high.

Rent should be limited for old tenants by a personal maximum of 15 per cent. of family earnings.

17. Further, to meet such hard cases as those of peons on Rs. 12 per mensem who have in our chawls and got accustomed to such low rents as Rs. 2/4, Rs. 2/8 or Rs. 3, and so, even been with the *gradual* increment of 4 annas per quarter, would be unable to pay Rs. 4 or Rs. 5 as rent, we must have for such old tenants some kind of "*personal* maximum" short of the rent to be charged to new comers. This "personal maximum" might, I think, be 15 per cent. of

the combined monthly earnings of all the occupants of a room together. For instance, take the case of a peon on Rs. 12 who has in his room a son earning Rs. 7 and a wife earning Rs. 8 per mensem. They have hitherto paid Rs. 3 for their room; this is to be gradually raised to Rs. 5 according to the general revision of rates. The personal limit of 15 per cent. operates to stop their increments a year hence, when their rent will reach Rs. 4 and will remain unchanged until their earnings increase. The rent will not however be decreased, if their earnings decrease; and if they vacate the room, any new comer will be required to pay Rs. 5 for it, or whatever may then be the local minimum, *i.e.*, the commonest rent paid by the largest class of poor people in the neighbourhood.

New comers should be limited by a personal minimum, either 10 per cent. of family earnings or rent hitherto paid.

18. Every new applicant is required to say what rent he has paid hitherto and what his family earnings are, and the rent he is to be charged is then determined. In 9 cases out of 10 it will be the local minimum; but if that minimum falls short of either the rent the applicant has hitherto paid or 10 per cent. of his family earnings, the greater of those two should in my opinion be charged, if the rooms cannot be all filled up with applicants earning less. An applicant who has a very small family is required, if feasible, to chum with another so as to bring up the rent at 10 per cent. of family earnings, which I will call the "personal minimum," to at least the local minimum; and one whose family is very large may be put into a large room or required to take two small ones. We might keep two sizes, 100 square feet and 120 square feet excluding verandah. More of 100 square feet will be required than of 120 square feet.

Demand for rooms in our chawls justifies enhanced rents.

19. That we can keep most of our chawls full at high rents is shown by the fact that the new chawls at Nagpada and Mandvi are full in spite of the high rent of Rs. 4 and Rs. 4-8 respectively and there are still many applicants for rooms; while in Chandanwadi the proposed increase to Rs. 4 has been agreed to by most of the present tenants. What we have to guard against however is the risk of the poorest being crowded out of our old chawls by others who are better able to afford the enhanced rents. This contingency is provided against by the personal maximum limit described in para. 17.

Application of principles.

20. We have so far dealt with general principles. We may now attempt to apply those principles to facts as we find them actually existing on our estates.

Comparative statement of rents.

21. Appended is a statement (Appendix **B**) in which the present rents of our several chawls are compared with the commonest rents paid in their respective neighbourhoods by the largest of the poorer classes, (*a*) when the Schemes to which the chawls belong were started and (*b*) at present.

22. This statement has been prepared from lists of hundreds of actual cases in which single room tenements have been measured and their rents recorded, originally for the purposes of land acquisition proceedings, and now for the purposes of this inquiry. These lists show *averages* of *all* the cases recorded; but following the principles stated in paragraph 9 above, I have shown in the new statement not these average rents, but the rents most commonly paid by the largest poor classes, excluding exceptionally high or low rents paid by small numbers only.

Rents have risen in last 10 years and ours are far below those of private chawls.

23. It will be seen that in all cases rents have risen considerably since the schemes were commenced, and that all our present rents are below (some 30 or even 40 per cent. below) those most commonly paid for far inferior accommodation in the neighbourhood.

Consideration of rents chawl by chawl.

24. Let us take each set of chawls separately to consider how far we should raise the rent for new comers, and then decide how far to apply the personal minimum in gradually raising the rents for our present tenants.

Agripada Chawls.

Description of Agripada Chawls.

25. The peculiarity of these chawls is that they are of 4 different kinds from the earliest to the latest type and are situated at a considerable distance from the localities in which their inhabitants originally lived.

26. Block A was built in 1901, mainly to provide for the people displaced from Nagpada in Scheme I. The prevailing rent among the poor in Nagpada seems to have then been Rs. 3-4 and the Trust's chawl rents were fixed at Rs. 2-12 and Rs. 3 and have remained unchanged; but the commonest rent paid by the poor in Agripada is now Rs. 4.

27. Block B was built in 1905, with two kinds of rooms, one 108 feet square with 4 ft. 6 in. verandah, and the other only 80 feet square with 3 ft. 6 in. verandah. The rent for the former is from Rs. 2-8 to Rs. 2-12, for the latter from Rs. 2-4 to Rs. 2-8. The latter are by far the smallest rooms in Trust chawls yet they are well up to the average of rooms in private chawls, if the area of the verandah is taken into consideration.

28. Block C has been gradually completed in 1910 and 1911; the buildings are of the ferro-concrete type; all the rooms are 121 feet square (plus 5 feet verandah) on either side of a 9 feet corridor. There is a flat roof, on which the residents can sleep or take the air. The accommodation and conveniences provided by these chawls are far superior to anything in the neighbourhood and cost of construction has been greater than in any of our earlier chawls.

Rent of Agripada Chawls.

29. We have tentatively fixed the rents of the new chawls, as they were completed, at from Rs. 3-4 to Rs. 3-10; but we have some vacancies still, and the number of applications for rooms in the chawls now reaching completion is not sufficient to fill all the rooms. The fact is that we have rather overshot the mark in Agripada. People who live farther south near their work are unwilling to live at Agripada, a mile or two farther from their work. Some of the chawls appertain to the Nagpada Scheme and some to the Sandhurst Road Scheme. It will be seen from the appended statement that the prevailing rents in the Nagpada and Sandhurst Road localities are Rs. 4-0, the same as in Agripada; so of course people who have always lived in those localities will prefer to pay Rs. 4 there than to pay Rs. 4 in Agripada: some, but not enough of them, are attracted by the better accommodation we supply, but most require the further inducement of lower rent. It will be seen from Appendix **B** that there are some very low rents near Agripada; these are in the extremely insanitary areas of Kalapani and Madanpura, which we propose to deal with in the East Agripada Scheme. We cannot expect the people we shall displace in that Scheme to at once pay a rent of Rs. 4; it is doubtful whether they will pay even Rs. 3-8. It is a case of supply and demand. We have supplied more accommodation than is needed in Agripada; in 1901 for 1,323 adults; in 1905 for 2,752, and in 1910-11 for 1,944; we must therefore be content with rents below the local minimum. *I would make the rent Rs. 3-8 throughout, subject to the personal maximum for old tenants and the personal minimum for new.*

Nagpada Chawls.

30. In Nagpada we have an old block and a new, each containing 144 rooms. The new block is of the flat roofed ferro-concrete type. It has larger rooms, larger verandahs and wider corridors than the old block. It was intended to serve the Sandhurst Road Scheme, and the rents were at first fixed at Rs. 3-8, which is 8 annas. less than the local minimum in the Sandhurst Road locality; nevertheless, there were very few applications from the poor people displaced in the Sandhurst Road operations, and ultimately applicants of the non-displaced class were taken in, and a month later the rent was raised to the local minimum of Rs. 4; the rooms are all occupied and we still have applicants. The rates for the old block are only Rs. 2-8 and Rs. 2-12, whereas the local minimum was Rs. 3-4 in 1901 and is now Rs. 4. Many of the residents are of the non-displaced class. *I think we should raise the rent to Rs. 4, subject to the personal maximum for the present tenants and the personal minimum for new tenants.*

Imamwada Chawls.

31. In Imamwada we have several different types of chawls, built between 1907 and 1911. All the rooms are of the same size and quite large enough at 97 square feet with 4 feet verandah and an 8 feet corridor. All these rooms have been taken up as fast as they were completed, and most of the tenants are people who were displaced by our operations in Sandhurst Road. The rent for the earlier chawls is from Rs. 3-3 to Rs. 3-6, and that for the

newer chawls from Rs. 3-8 to Rs. 3-12, and there are still applicants for admission at these higher rates. The local minimum was Rs. 2-12 in 1902; it is now Rs. 4. *I see no reason why we should not gradually raise the rents to Rs. 4, subject of course to the personal maximum and minimum and the limit of 4 annas per quarter in increment. I would make one exception to this limit by raising the Rs. 3-3 rents to Rs. 3-8* instead of Rs. 3-7 (*an awkward amount*) *at the first increment.*

Mandvi Chawls.

32. In Mandvi we have ferro-concrete chawls of the newest type like the latest in Agripada, but with shops and godowns on the ground floor and the G. I. P. Railway just behind. The land cost us nearly Rs. 70 per square yard, and therefore we could not afford to give much of it up to chawls, and there being a great demand for shops and godowns in this locality, we devoted the ground floor to them, to secure a better return on our capital expenditure.

33. Rents in and about Mandvi have always been some 25 per cent. about those in Agripada, and we therefore tentatively fixed our rents at Rs.4-8, *i.e.*, annas 8 less than the local minimum, which has risen from Rs. 3-12 in 1902 to Rs. 5 in 1910. The whole of the rooms were taken up, as fast as they were completed, by Kolis and Marathas who had been displaced by our operations in Mandvi, and there are as many applicants as residents still. Many of the Koli residents seem from their dress and other possessions to be very well off, but great care has been taken to admit only those who paid less than Rs. 5 per month for one room tenements before our operations commenced in Mandvi. These Kolis need to be near Carnac Bander on account of their fishing, and those who are Christians like to be near their Church, which we left standing in Koliwada, when we demolished the houses all round it. I have found that several Kolis, who for some years past have been paying only Rs. 3-6 per month in our Chandanwadi Chawls, have gladly agreed to the higher rent of Rs. 4-8 in order to get into the Mandvi Chawls. *I see no reason why the rent should not be gradually raised to the local minimum of Rs. 5.*

Chandanwadi and Princess Street Chawls.

34. These are situated on back plots to the north of Princess Street about a quarter mile apart, and were completed in 1907 and 1908 respectively. The rooms are the smallest we have, except the 80 ft. rooms of the B block in Agripada. The rents vary from Rs. 3-3 to Rs. 3-6; but the local minimum, which was Rs. 3 in 1901, is now Rs. 5. The bulk of the residents are very poor Mahars and Mussulmans, who were displaced by our operations in Princess Street; but there are a good many fairly well-to-do Christians also. The residents have been sounded, and are practically all willing to pay Rs. 4 rather than leave the chawls which are so conveniently situated for people employed in the Fort and Bazaar, that I have no doubt we could keep them full, if we charged Rs. 5 all round. This, however, would be hard on the poorest *and I therefore propose, as elsewhere, to gradually raise the rent to Rs. 5 subject to the personal maximum for present occupants.* This will probably result in an increase up to no more than Rs. 3-8 for most of the occupants, as their earnings are generally low. The first increment to the Rs. 3-3 rent should be 5 annas as in Imamwada (*vide* para. 31).

Supari Bag Chawls.

35. These are our newest chawls; they are of ferro-concrete with flat roofs, and are to accommodate 2,160 adults in 480 rooms, of which 240 are now ready for occupation. By Trust Resolution No. 253 of 15th November 1910, the rent was tentatively fixed at Rs. 3-12 which the Land Manager reported was 17 per cent. below the average of private chawls in the neighbourhood. The Land Manager was unable to recommend a lower rate, because the population of the locality is not very dense, and he was afraid that the result of fixing low rents would be that the tenants of buildings we have recently acquired would leave them and go to the chawl, and we would get no one to take their place so that our acquired buildings would yield no return on the capital spent on acquiring them.

36. I now find, however, that in taking his average the Land Manager included rents of classes much above those for whom we provide chawls and that the Local maximum should, as shown in the Appendix **B**, be Rs. 3-4. Further application for the chawls at Rs. 3-12 have not been very numerous, and it seems doubtful whether even the 240 rooms now ready will all be taken up at that rate. Many of the actual applicants come from outside the immediate vicinity of the chawls and most of them admit that they have hitherto paid rent of Rs. 3-12 or more. There is no reason why they should pay lower rents now, and I see no objection to admitting them at the rents they previously paid, subject to the local minimum of Rs. 3-4, provided that an opportunity is given to those who are being displaced by our operations and cannot afford to pay more than Rs. 3-4 to take rooms in our chawls at Rs. 3-4. Following the principle stated in paras. 9 to 13 above, we should resist the temptation to keep these people out in order to get higher rents both in our chawls and in our acquired buildings. *I propose, therefore, to call for and dispose of applications from people willing to take rooms at Rs.* 3-4 *before disposing of the applications already received.* The Local minimum should, I think, be kept at Rs. 3-4 at present; it can be revised when rents in the neighbourhood go up, as they are bound to do when the Improvement Trust's Estates in the north of the Island and the Port Trust Estate to Sewri are nearing their full development.

37. *To sum up, I recommend—*

(1) *That uniform rents be fixed for all rooms in our chawls, as follows :—*

	Rs.	a.	p.
Supari Bag	3	4	0
Agripada	3	8	0
Nagpada and Imamwada	4	0	0
Princess Street, Chandanwadi and Mandvi	5	0	0

(2) *That every new comer be charged these rents, subject to a personal minimum of* 10 *per cent. of his family earnings or the rent he has hitherto paid, whichever is less.*

(3) *That present tenants' rents be gradually increased to the above rents from* 1*st May* 1911 (*to allow of* 1 *month's notice*) *by increments of* 4 *annas every* 3 *months, an extra increment of* 1 *anna being charged on Rs.* 3-3 *rents on* 1*st May* 1911.

Read the following Minutes—

(1) By Mr. D. E. Wacha, dated 29th March 1911.

I have carefully perused the note of the Chairman on the question of the expediency of raising all round the rents of Trustees' chawls in various parts of the City as well as the Land Committee's Report thereon.

I do not deem it expedient at this stage to consider the details discussed in the elaborate note. It will be sufficient if I confine myself hereto the broad socio-economic principle involved in the proposal.

This question of the increase largely depends on the earnings of the poorer classes for whose benefit these chawls have been erected. House accommodation and food, as has been over and over demonstrated by practical economists, absorbs from 45 to 60 per cent. of income of all mankind in every part of the world. Unless, therefore, the wages of the

poor or working classes rise in anything like a reasonable proportion to dearness of rent and food, it becomes a serious question for wage earner. Food and shelter are no doubt prime necessities, but where the wage earner has to make a choice between a fixed wage and a rising expenditure for shelter and food, he, of course, gives precedent to food. Food, however dear, must be provided at all cost and hazard. Without it his health would deteriorate which would signify either less wages or unemployment altogether. Thus in order to provide first for food the wage earner has necessarily to put up with any kind of shelter, be it never so insanitary and be it however incommodious. If he and his family have not food enough to sustain them for their daily labour, then, necessarily their physical condition must deteriorate, resulting ultimately in being altogether incapacitated prematurely. Unemployment is brought on either by the worker being unable to get any work at all or by being unable to work even when work is offered owing to weak physical condition. Food, therefore, takes precedence of shelter. So that when food becomes dearer, any kind of shelter is preferred. If it happens that even a single room costs in one place Rs. 3 a month and in another place Rs. 2-8-0, the wage earner would certainly move to the cheaper room even if it be worse every way than the dearer one. He has to make virtue of a necessity. None would like to pay a dear rent and at the same time have less of food from the balance of the wage he may be earning. It would be suicidal to do so.

From the above general observations it will be plain that the proposal for the increase of rent all round must be carefully considered in relation to prices of food at present prevailing, and to the condition generally of wages. I make bold to say that wages have not moved up to anything in proportion to the rise in the price of food and house rent. And so long as this economic condition of the wage earner continues, it would be mischievous on the part of the Trust to raise rent. It should be remembered here that the primary object of the legislature in imposing on the Trust the responsibility of erecting chawls for the poor was to see them housed *sanitarily* because it was held that the epidemic of plague was greatly aggravated by the insanitary tenements of the lowly poor. To so house them, it was anticipated that a certain loss would be incurred. Of course, as I often observed, it was a great error on the part of the Government to have laid this responsibility of constructing Chawls for the Poor on the Trust. The full socio-economic difficulties were never considered because they did not then present themselves. Had they been presented there would have been no Chawl construction under the Act. Private enterprize but fully controlled by more stringent Municipal regulation and restrictions of a sanitary character, should have been left to do all that was necessary by way of providing accommodation. Wholesale importation of the English provisions, unsuited to Eastern requirements was the great error made. We cannot repair the error made unless we even now move the legislature to release us from this responsibility. If that is not to be, then, I think it my duty to oppose the proposal of the Chairman and the Land Committee to raise rent, on the broad economic grounds I have just referred to. This is both a social and economic question, and it seems to me that in the Note and in the Report entire go-bye is given to this larger, broader, and pressing problem in coming to a decision on this matter. But situated as the poor wage earners are, it would be a social crime on our part not to take cognisance of it; and, in my opinion, the Trust is doing no good to itself and doing the greatest harm to the poor public by raising the rent of Chawls—dear as rent has been presently made by the operations, *chiefly of the Trust itself.* The Trust is penalising the poor both ways. It drives them away from their old and cheap tenements, however insanitary, and thus greater dearth for accommodation, with the net result of running up rents. And when such rents have all round risen high, the Trust points to these as a reason for raising the rents of its own Chawls for the Poor! I for one can never be a party to this kind of unseen process of deteriorating the economic and physical condition of the wage earners, so long as wages have not risen in anything like the proportion that food prices have risen. Our duty ought to be in the direction of giving sanitary accommodation at a *lower* rental, which may compensate them for the dearer cost of living. The mischievous result of the

proposal, if carried at all, would be to make the socio-economic as well as the sanitary condition of our working classes worse, in spite of the sanitary Chawls. An outlook which I for one cannot view with equanimity.

(2) By Sir Sassoon David, dated 30th March 1911.

As I shall not be able to attend the meeting to-day, when the question of the Rents of Trust Chawls is to be discussed, I feel I ought to give expression of my opinion in writing regarding it.

I have read the Chairman's comprehensive and well thought-out note, as well as that of Mr. D. E. Wacha, with great care, and my opinion is that if the Trust intends to push on with the erection of Chawls on a large scale, it is very necessary (if this is to be done without much loss to the Trust), that a sound principle must be laid down once for all, so that the Trust without crippling its resources, may at the same time provide suitable sanitary chawls for the poor at reasonable rates.

A sound course would be to fix the rent of each chawl in its respective locality, at such a rate, as would just yield $5\frac{3}{4}$ per cent. on the actual cost of the building and 4 per cent. on the value of the land. This yield would still mean to the Trust a clear loss of about ·61 per cent. of the Sinking Fund on the capital invested after deducting about 31 per cent. for taxes and other collecting charges and about 1 per cent. on the cost of land, as follows: ·61 on Sinking Fund and ·39 as collecting charges at the rate of 10 per cent.

I feel sure that ordinary chawl builders will not erect chawls under a return of at least 10 per cent., but in view of the fact that the Trust Chawls cost much more than those built by the investing public (*vide* Chairman notes, para. 6), as also that the collecting and other charges are higher in the case of the Trust, I think we ought to fix the charge rent as detailed above which would actually mean only 4 per cent. as the amount of interest we have to pay for our loans without providing for Sinking Fund which latter must remain as a loss to the Trust until such time as the public come forward to buy the chawls from the Trust at their actual cost price, and for this object I think our Act should be amended, so as to give the Trust the power of disposing of the chawls, if such power is not in the existing Act.

I quite understand Mr. Wacha's argument as regards the socio-economic difficulties, also that the price of food stuff should be regarded as of paramount importance and the provision of food is extremely necessary for the wage-earner, yet I submit that suitable housing of the poor in sanitary buildings and surroundings is of almost equal importance. The supply of plenty and cheap food will not in itself be of much good to a poor man if he is doomed to live and sleep in insanitary shelters and run the risk of contracting disease and sickness which will undermine his health, militate against the results of the supply of plenty and cheap food, and thereby incapacitate him from work, besides this, he will have to undergo the expenses of buying medicine and paying fees to quack doctors, for it is well known how reluctant the poor class is to attend public hospitals, preferring much rather to trust themselves to the mercies of their own quacks. It is our duty to teach the poor class the benefits of living in sanitary dwelling, and I am sure it will not be very long before they appreciate the very great necessity there is of sheltering their bodies in healthy and sanitary surroundings.

Resolution No. 70.—The proposed increase of Chawl rents by increments of annas 4 every three months and an extra increment of 1 anna on Rs. 3-3-0 rents from the 1st May 1911 is sanctioned.

2. The Land Committee's other suggestions will be further considered at the next Board Meeting.

Appendix A to Report of the Land Committee, No. I, dated 22nd March 1911.

(*Vide* PARA. 4 OF REPORT AND T. R. No. 70.)

Vital Statistics in Trust's Chawls.

Serial No.	Name of Chawl.	1907-08.		1908-09.		1909-10.	
		Average population of the year.	Death-rate per 1,000.	Average population of the year.	Death-rate per 1,000.	Average population of the year.	Death-rate per 1,000.
1	16 Blocks, Agripada* ...	4,160	29·08	4,342	28·78	4,427	22·58
2	6 „ Chandanwadi ...	2,197	36·41	2,326	34·82	2,224	31·47
3	2 „ Nagpada	477	31·44	480	20·83	494	18·21
4	Semi-permanent Camp, Charni Road.	812	27·10	1,040	22·11	992	19·15
	Converted Building	394	38·08				
5	5 Blocks, Imamwada ...	...	...	1,785	38·65	2,370	32·06
6	Semi-permanent sheds, Paltan Road.	...	...	1,150	63·48	1,226	39·96
7	1 Block, Princess Street ...	...	...	...	...	251	43·82

*Extract from Annual Report for 1907-08:—

The following figures of mortality for these Agripada Chawls indicate the steady improvement that has taken place in the health of the inhabitants:—

1st January to 30th June 1906	69·24	61·31 per 1,000 per annum.
1st July to 31st December 1906	53·38	
1st January to 30th June 1907	34·49	30·90 „ „
1st July to 31st December 1907	27·32	
1st April 1907 to 31st March 1908		29·08 „ „

Appendix B to Report of the Land Committee, No. I, dated 22nd March 1911.

(*Vide* PARA. 9 OF REPORT AND T. R. No. 70.)

Annual loss on Board's chawls on the basis of the present and the proposed rents.

Serial No.	Name of Chawl.	Capital Cost.	Full rent per annum.		Annual loss 4·61 % on Col. 3—60 % of Col. 4 or 5.	
			Present.	Proposed.	Under present rents.	Under proposed rents.
1	2	3	4	5	6	7
		Rs.	Rs.	Rs.	Rs.	Rs.
1	Agripada	11,20,309	57,585	70,980	17,095	9,058
2	Nagpada	2,12,102	11,382	13,728	2,949	1,541
3	Imamwada	6,94,639	35,013	42,000	11,015	6,823
4	Princess Street	58,183	2,504	3,840	1,180	378
5	Chandanwadi	5,40,750	27,476	41,076	8,443	283
6	Mandvi	6,02,211	33,284	34,816	7,792	6,992
7	Suparibag Road	3,62,855	18,720	18,720	5,496	5,496
	Total ...	35,91,049	1,85,964	2,24,960	53,970	30,571

Appendix to T. R. No. 70.

BOMBAY IMPROVEMENT TRUST.

Appendix A to Chairman's Note on Rents of Trust Chawls.

(*Vide* PARA. 3 OF NOTE.)

BOARD'S CHAWLS.

Classification of Applicants.

		Class.
Those who have hitherto paid Rs. 5 per mensem or less for one-room tenements.....	Displaced	I
	Non-displaced	II
Others tenant of one-room tenements.....	Displaced	III
	Non-displaced	IV
Others (*e.g.*, tenants of two-room tenements) paying Rs. 10 or less as monthly rent.....	Displaced	V
	Non-displaced	VI
Others	.....	VII

Explanation—

DISPLACED :—Required to leave houses on the Trust's estates to permit of the demolition of those houses under the Trust's schemes.

Applicants are required to give information, about themselves in the appended form. On this information, checked so far as possible by independent inquiry, they are classified as above.

Subject to the arrangements made for grouping particular castes in particular chawls, all the applicants of Class I are admitted before any of Class II and so on down the list. Within each class applicants are admitted in the order of their poverty, the poorest first.

Form referred to in Appendix A to Chairman's Note on rents of Trust chawls.
See T. R. No. 70.

No. **Class.**

Form D.

*Bombay,*_____191 .

To

The Land Manage

Bombay Improvement Trust.

Sir,

I beg to inform you that I wish to occupy one of the rooms in the chawl at erected by the Board for housing the poor.

2. I submit herewith information on the following points from which it will be seen that I am entitled to be accommodated in the Board's chawl.

(*a*) Present address:—

(*b*) Number of rooms occupied at present:—

(*c*) Monthly rent I pay at present:—

(*d*) Place of business:—

(*e*) Nature of business:—

(*f*) Monthly pay:—

(*g*) Caste:—

(*h*) Religion:—

(*i*) The names and ages of the persons dependent on me whom I propose to bring into the room with me.

Name.	Relation.	Age.	Income.

3. I was living in rooms on the floor of the house included in Case No. , Scheme No. , was paying to the former owner of the property a monthly rent of Rs. and thereafter after acquisition I was paying to the Board a monthly rent of Rs.

I beg to remain,

Sir,

Your most obedient servant,

Note.—Para. 3 may be struck off in case of applicant who was not displaced by the operation of the Trust.

Appendix B to Chairman's Note.

(*Vide* PARA. 21 OF NOTE and T. R. No. 70.)

Rents of Board's Chawls for the Poor.

Serial No.	LOCALITY.	Commonest rent at time of acquisition.					Commonest present rents.					Board's Chawls.								REMARKS.
		Date of Declaration of Scheme.	Per room.		For rooms measuring.		Per room.		For rooms admeasuring.		Width of passage.	Size of rooms.	Width of verandah.	Width of central passage.	Present rents.		Year of completion.	No. of rooms.	No. of adults' accommodation.	
			From	To	From	To	From	To	From	To					From	To				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
			Rs. a.	Rs. a.	Sq. ft.	Sq. ft.	Rs. a.	Rs. a.	Sq. ft.	Sq. ft.	Ft. to Ft.	Sq. ft.	Ft. in	Ft. in	Rs. a.	Rs. a.				
	Madanpura	.....	...	...	...	...	3 0	3 8	85	125	...	...	...	...	...	...	...	...	...	NOTE.—Thick figures show the commonest rent per room at the time of acquisition. *Italic* figures show the commonest rent per room at present.
	Kalapani	.....	...	...	...	...	2 0	2 12	85	125	...	...	...	...	...	...	...	...	...	
	Agripada	.....	...	...	...	...	4 0	5 0	100	140	...	...	...	...	...	...	...	...	...	
	Ghellabhai Street ...	.....	...	...	...	...	3 8	4 0	100	130	...	...	...	...	...	...	...	...	...	
	Clerk Road	.....	...	...	...	...	3 4	4 0	90	120	...	...	...	...	...	...	...	...	...	
	Ripon Road... ...	.....	...	...	...	...	3 12	5 0	120	160	...	...	...	...	...	...	...	...	...	
	Madanpura Lane ...	.....	...	...	...	...	3 8	4 0	100	140	...	...	...	...	...	...	...	...	...	
							3 8	4 8	90	140	3 to 6	...	...	...	...	...	...	...	...	
							4-0													
1	Agripada Chawls ...	.....	...	...	...	...	...	...	...	...	...	120	5 6	5 0	2 12	3 0	A 1901	298	1,323	
												121	5 0	9 0	3 4	3 10	C 1910	432	1,944	
												108	4 6	6 0	2 8	2 12	B 1905	928	2,752	
												80	3 6	6 0	2 4	2 8				
2	Nagpada Chawls ...	I.—1900.	3 4	3 4	110	130	3 8	4 8	70	110	3 to 5	108	4 0	6 0	2 8	2 12	A 1905	144	576	
			3-4				*4-0*					115	4 6	8 0	4 0	4 0	B 1910	144	576	
3	Imamwada	III.—1902.	2 6	3 4	80	120	3 0	5 0	80	120	4 to 6	97	4 0	8 0	3 3	3 6	A 1907	727	2,181	
			2-12				*4-0*					97	4 0	8 0	3 8	3 12	B 1910	149	447	
4	Mandvi	VIII.—1902.	3 4	4 4	90	130	4 0	6 0	90	130	5 to 7	121	5 0	9 0	4 8	4 8	1910	279	1,256	
			3-12				*5-0*													
5	Princess Street ...	II.—1901.																		
6	Chandanwadi ...	II.—1901.	2 8	3 8	80	120	4 0	6 0	90	120	6 ft.	89	3 8	7 7	3 4	3 6	1908	64	192	
			3-0				*5-0*					87	3 10	6 8	3 3	?	1907	678	2,016	
7	Saparibag	XXXI.—1908.	...	...	...	...	2 8	4 0	90	120	3 to 7	120	4 0	8 0	...	...	1911	480	2,160	
																		4,323	15,423	

APPENDIX M (4).

(Referred to in para. 10 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 23rd May 1911.

2. Considered the following Report of the Land Committee, No. II of 5th May 1911 :—

Proposed development of the widths of the road in the three Sections of the Eastern Avenue.

We have considered letter from the Engineer, No. 2224 of the 25th April 1911, making proposals for the division of the widths of the three Sections of the Eastern Avenue into the components of carriage ways, tramways, promenades, footpaths, etc.

We approve of the following developments, *viz* :—

In the 150′ *Section.*—As in Engineer's para. 12, fig. 1, *viz.*, a raised central strip 56′ in width of which the middle 20′ will be taken up by the tramway, leaving an 18′ strip on either side for promenades. Two carriage ways, each 32′ in width on either side of the raised central strip. Two footpaths, each 15′ in width. The promenades and footpaths to be planted with trees ;

In the 120′ *Section.*—As in figure in Engineer's para. 10, *viz.*, an 80′ carriage way and two footpaths, each 20′ in width. The footpaths to be planted with trees ;

In the 100′ *Section.*—A 70′ carriage way and two footpaths, each 15′ in width, as recommended in Engineer's para. 7 ;

and we beg to recommend accordingly.

The following resolution was passed, Mr. Wacha alone dissenting.

RESOLUTION No. 113.—The Report is adopted.

N. B.—Please see plan No. II attached to Report.

APPENDIX M (5).

(Referred to in para. 34 of Report.)

EXCERPT from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 16th August 1911.

3. Considered, with reference to Trustees' Resolution No. 148, dated 1st June 1909, and Trustees' Resolution No. 120, dated 30th May 1911, the following report of the Special Committee, to consider the Revised Bill of May 1911 to amend Bombay Act IV of 1898, No. I, dated 28th July 1911 :—

In pursuance of Trustees' Resolution No. 120 of the 30th May 1911, we have closely examined the Draft Bill of May 1911 to amend the City of Bombay Improvement Act and beg to submit, for the consideration of the Board, a draft report to Government which, read with its accompaniments, will show the Board what amendments the Committee think necessary and why.

The draft letter to Government was considered para. by para. and certain amendments having been made it was resolved :—

RESOLUTION No. 171.—Government should be addressed as follows :—

To

The Secretary to Government, General Department.

Sir,

Bill for Amendment of City of Bombay Improvement Act.

With reference to your No. 3228 of the 29th May 1911, I am directed to submit herewith a copy of the Draft Bill for the amendment of the City of Bombay Improvement Act with certain amendments and notes made therein in red ink, and to explain that these are the result of the deliberations of a Special Committee appointed by the Trust to examine the Bill in detail and that the Trust have adopted the Special Committee's recommendations, except as regards the amendment of Section 72, which is dealt with in para. 9 below. I am to ask that you will be good enough to move Government to consider these recommendations before the Bill is brought before the Legislative Council ; they are set out in the appended copy of the Committee's* resolutions.

2. It is understood that the original amendment Bill was dropped because the Government of India were not at the time in a position to accept all its financial provisions and that the intention of Government in preparing the new Bill was to bring into it only urgently required amendments, the principles of which had already been accepted when the original Bill was before the Legislative Council. The Trust now put forward certain non-contentious amendments, which appear in the old but not in the new Bill, because though they were not included in the list of urgently required amendments submitted in my No. 9288 of the 30th December 1909 it is thought unnecessary and undesirable to defer enacting them till a second amendment, Bill is brought forward. These fresh amendments are referred to in Committee's Resolution Nos. 25 to 30.

3. The Special Committee have not attempted to make an exhaustive re-draft of the Bill but in all cases of complicated amendments have merely indicated the lines on which the Bill should be re-drafted, giving their reasons in their proceedings, a copy of which is appended.

4. I am to express the hope that the Bill will be made law before the close of the current financial year, so that the Trust may be able to retain the surplus they expect in the General Account, instead of making it over to the Municipality, as they will have to, if Section 79 remains as it is. They have already paid Government 1 lakh and the Municipality 17·3 lakhs under that Section and are now about to pay another 1·6 lakhs to the Municipality as the profit of 1910-11. The budget for 1911-12 shows a profit of Rs. 72,193 but the grant of 50 lakhs made by the Government of India has saved the Board from one-half year's interest and Sinking Fund Charges on the loan of 56 lakhs which the Trust would but for this grant have had to raise and now the Trust expect a profit of nearly 2½ lakhs in the current year.

5. As regards new Section 40-A, the Trust feel that what is urgently required is an amendment of the set-back sections of the Municipal Act, so as to remove the anomaly by which under the existing law the Municipality have to pay far more than is reasonable as compensation for set-backs. The Municipality finding themselves seriously embarrassed by the prohibitive cost of set-backs are now considering the amendment of Sections 298, 301 and 349-B of the Municipal Act, and until that is carried through, the Trust will probably be unable to take any action under the new Section 40-A proposed in the Amendment Bill now under

* See appendix.

discussion, since the advantage that the new Section will give them by enabling them to spread the cost of widening a street over a long term of years will be altogether outweighed by the excessive cost of set-backs, as compared with that of an ordinary street scheme, under which the Trust can, if it pays them, acquire a whole property even beyond a set-back line and so get the advantage of any betterment ensuing on the widening of the street when selling or leasing the part of the property not required for absorption into the street area.

6. As regards the Committee's 12th Resolution, the Trust agree that service passages are not streets so far as Section 45 is concerned, and they desire to make arrangements with the Municipality for the cleaning of these passages, since the Municipality cannot be compelled to arrange for their cleaning without payment. The wording of the proposed Section 2 (A) might however be held to convey the meaning that such passages are streets within the meaning of Section 45 and the Trust therefore consider that the proposed Section should run as follows :—

> 2-A. Service passages for sanitary purposes need not be more and shall not be less than 10 feet in width, and in the case of such passages the Board may enter into an agreement with the Commissioner or any other person as to the supervision, repair, lighting and general management thereof but *such service passages shall not be considered to be streets for the purposes of this Act.*

7. As regards the Committee's 20th Resolution, I am to point out that the Municipality in their representation to Government for an addition to the Trust's resources, made it a condition of their consent to giving up their share in the Trust's annual profits under Section 79 that following the Calcutta Bill, the Bill to amend the City of Bombay Improvement Act should provide that on dissolution of the Trust the Municipality should take over its assets and liabilities. The Trust think this a reasonable condition and hope that Government will see their way to complying with it.

8. As regards the Committee's 23rd Resolution, I am to draw your attention to the correspondence ending with my Secretary's No. 1333 of the 22nd February 1911, to point out that the Back Bay Reclamation Scheme may yet be vetoed by the Government of India and to say that the Board approve of the alternative amendment proposed in the second para. of the Committee's resolution. If the amendment embodied in the Bill becomes law, Board will, if the Government of India veto the scheme, find themselves deprived of their reclamation rights without compensation.

9. The Board do not accept the Committee's 25th Resolution, but recommend that Section 72 should be so amended as to require the Commissioner to pay to them on 1st April a sum of Rs. $\frac{2\text{-}X}{Y}$ where X is the Corporation's actual realizations in the year just closed under the head of General Tax or payments made in lieu of General Tax, including arrears and payments in advance, and Y is the rate fixed for the General Tax for the new year. This method of arriving at the Municipality's annual contribution to the Trust has the great merits of certainty and simplicity.

10. As regards the Committee's 31st Resolution, I am to draw your attention to the correspondence *re* the exchange of certain lands in the Old Distillery Plot for certain private lands in the vicinity, as illustrating the great complication, difficulties and delays that result from the Board's having irregular shaped scheduled lands mixed up with their own acquired lands, and to point out that the suggested addition of Sub-clause 6-A to Section 60 is but a poor remedy for this state of affairs. Government and the Municipality are now seeking means to supplement the Board's financial resources and they can do something towards this end, if they will free some of the scheduled lands from the conditions on which they are temporarily transferred to the Trust under the Act and make them the Trust's freehold property, thus enabling the Trust to secure a better return from them than they can at present. This concession is not sought for the valuable self-contained Schedule C Estates which have

already been leased out for 99 years or laid out for such leasing but only for plots (E) to (M) of the Flats, the Plot south of the Old Town Barracks, the Distillery Plot (Plot 2 in Chaupati Estate) and what is left of the Parel Estate.

In Schedule D lands, the whole of Connaught Road Estate and nearly half of the West Agripada Estate have been leased for 99 years, and it may be well to lease the other half of West Agripada on the same terms; but nearly all the rest of the Schedule D lands are intermingled with the land which the Trust either have acquired or are to acquire. It is therefore suggested that all Schedule D lands, except the Connaught Road and West Agripada Estates, should be freed from the restrictions of the Schedule and made the Trust's absolute property, on the understanding that, when the Trust ceases to exist, the Municipality take over their right and liabilities.

I have the honour to be,

Sir,

Your most obedient servant,

Chairman.

Resolutions of Special Committee appointed to consider the Draft Bill of May 1911 to further amend the Bombay Improvement Act IV of 1898.

RESOLUTION No. 1, Clause 2.—As the new Section 27A is worded, it would be possible for a man who is building on a small corner of a large plot to require the Board to acquire the whole plot. The Board's liability should be confined to the small plot only. After "progress" *read* "on any part of the said land, the Collector may proceed forthwith with the acquisition of the said part."

The last portion of this Section requires amendment to make it clear that the acquisition is by the Collector and not by the Board. It should read thus.

The Collector may, after giving written notice to the Board, proceed forthwith with the acquisition of the said part.

RESOLUTION No. 2, SECTION 27B.—To make it clear that this Section does not apply, once the Declaration under Section 29 has been issued, after "time" "*read* before the publication of a Declaration under Section 29 and."

RESOLUTION No. 3, CLAUSE 3.—*Section 32 C (b) "vesting in the employer."* It is presumed that such vesting does not necessarily imply freehold but may be a vesting for a term of years.

RESOLUTION No. 4, SECTION 32 E.—It is suggested that since no interest is to be charged on the Board's Capital Debt, the Capital Debt may as well be itself abolished. If the Schedule value of the land is X and the Capital sunk by the Board in it is Y, the Collector's valuation under Section 51 will be $X + Y$ which may be less than Z, the market value of the land. The Section, as drafted, provides that the Board receive $X + Y$ from the Municipality in the case of Schedule D lands in the shape of reduction of Capital Debt and pay $X + Y$ back to the Municipality in case under the proviso, ultimately recovering it from the employers as part of the cost of the Scheme. This would be equitable to the Board, if the Capital Debt were subject to annual interest; but since that interest is to be abolished, they gain nothing by the reduction of Capital Debt. It is suggested that all reference to Capital Debt should be

omitted, that the Board should pay $Z - Y$ to the Municipality and debit the scheme with Z. The Municipality will probably object to being paid anything less than the full market value of their land seeing that the employers will, 28 years later, obtain the land freehold.

There are further complications in the case of Schedule E lands because, as the Section stands, the Board will lose all the Capital they have sunk in the reclamation. It is suggested that Schedule E lands should not be referred to in this Section at all, as such land is never likely to be required for employers' Chawl Schemes.

RESOLUTION No. 5.—The Chairman read his note* on the finances of the Poorer Classes Accommodation and the Police Accommodation Schemes, and it was decided that it should be forwarded to Government with a recommendation that the Draft Bill should be amended accordingly. With reference to para. 10 of the note, nothing less than the full market value of the land should be paid by Government or employers for Police Accommodation sites or chawl sites, respectively.

RESOLUTION No. 6, SECTION 32 (F) :—(1) For the words "five years' estimated rent" at the end of Clause 1-A the following words should be substituted :—"20 per cent. of the estimated cost of the Scheme."

(2) Clause 2 should be deleted and the following words substituted :—"from the sum so deposited the sums annually required for the Sinking Fund at 2 per cent. on capital cost of the Scheme should for so many years as the deposit lasts be paid into that fund."

RESOLUTION No. 7, SECTION 32 (H), SUB-SECTION (2) (*e*).—This section should be made to provide that the nett annual receipts by Millowners shall not exceed 4 per cent. on the capital cost of the Scheme including the value of the site whether it is provided by the employer or not.

RESOLUTION No. 8.—The following words should be added at the end of Section 32 F (1) (*b*) of Section of the Draft Bill :—"Provided further that if in the opinion of the Board the value of the land falls short of 20 per cent. of the estimated cost of the Scheme, the shortage shall be made good by a deposit in cash or securities."

RESOLUTION No. 9, SECTION 32-G (2).—This section should remain as drafted. Section 32 (1) should be altered, so that in case of default by employers, their right, title and interest should not be forfeited to the Board but should be conveyed to a new lessee, any payment made by the latter being credited to the original lessee and any payment that the Board may have to make to the new lessee being recovered from original lessee.

RESOLUTION No. 10, CLAUSE 4 (3).—The following clause should be added as (*c*):—In all other cases its market value at the date from which it is reserved for the Police Accommodation Scheme."

RESOLUTION No. 11, CLAUSE 5, NEW SECTION 40-A :—This section as it stands has the obvious defect that in case of a proposed alteration of an existing set-back line the Corporation may refuse to accept the new line proposed by the Trust. It is, therefore, suggested that the new section should be redrafted so as to fit in with the policy sketched below :—

> "The Trust to prepare a street scheme extending from the existing street line to the proposed set-back line in the ordinary way thus giving the Municipality and the public an opportunity to express their views. On the Scheme being sanctioned by Government, the Commissioner to enforce set-backs accordingly and the Trust to pay the actual cost incurred by the Corporation in acquiring the land. Thereupon the land to vest in the Trust for purposes of the Scheme."

---

* Appended.

RESOLUTION No. 12, CLAUSE 6.—If necessary, the definition of street should be altered to make it clear that street does not include service passage.

RESOLUTION No. 13, CLAUSE 7.—At the end of the proviso, the words " date of " should be inserted before the word "publication."

RESOLUTION No. 14, CLAUSE 13 (2) (*b*).—For the words " but the Board may let" substitute " but such appropriation shall not preclude the Board from letting."

RESOLUTION No. 15 CLAUSE 13 (2) (4).—For Section (6A) (*a*) & (*b*) substitute the following wording :—" It shall be lawful for the Board from time to time with the sanction of Government in the case of land specified in Schedule C and with the sanction of the Corporation in the case of land specified in Schedule D to take any land out of the said Schedules in exchange for any freehold land, the property of the Board, which they wish to bring on to the said Schedules. The record of an exchange made under this Section shall operate to transfer the land taken out of the Schedule to the Board free from all conditions of resumption and revesting created by this Act and free from all encumbrances and to vest the land brought on to the Schedule in the Board as if it were the property of Government or the Municipality (as the case may be) brought on to the original Schedule. "

RESOLUTION No. 16, CLAUSE 13 (5).—Clause 8 should be deleted as unnecessary and the Land Acquisition Act should be allowed to operate in the ordinary way and the Board be compensated under that Act in cash or land.

RESOLUTION No. 17, NEW SUB-SECTION (9).—Add after the words " Government may " the following words :—" with the concurrence of the Municipality in the case of Schedule D land."

It should be ascertained as regards the words " or other transfer " what transfer is contemplated.

RESOLUTION No. 18, CLAUSE 16 (*c*).—The words "other than lease of land in Schedules C, D and E " are unnecessary.

RESOLUTION No. 19, CLAUSE 21.—This Section is unnecessary in view of the amendment that has been suggested in respect of Section 40-A.

RESOLUTION No. 20.—After Section 23, there should be a new Section providing that, on dissolution of the Trust, the Municipality should take over its assets and liabilities.

RESOLUTION No. 21, CLAUSE 24.—Clause (*b*) of new Section 80 should be deleted and (*c*) should become (*b*).

RESOLUTION No. 22, CLAUSE 25.—The column of value in the schedule should be deleted.

RESOLUTION No. 23, CLAUSE 26.—There should be a clause providing that, in terms of the agreement come to with Government with regard to the giving over of the Board's reclamation rights, the Board should be entitled to a share of the profits of the proposed reclamation to be undertaken by Government.

Alternatively, the schedule may be left as it is and Government may, if necessary, take power to carry out reclamation in the Trust's area by agreement with the Trust.

RESOLUTION No. 24, NEW SECTION 32 G OF SECTION 3 OF DRAFT BILL.—In Sub-section (1) after the word " term " enter the words " not less than 28 and not more than 40 years."

Sub-section (3) should read as follows :—" The said rent shall be payable in equal annual payments to be supplemented in the last year by the sum necessary to bring the amount in the Sinking Fund up to the amount of Capital sunk in the Scheme. "

RESOLUTION No. 25, CLAUSE 19.—For the amendment of Section 72 of the Act the wording given in the Draft Bill of 1906 should be adopted, that wording is as follows :—

"CONTRIBUTION FROM MUNICIPAL FUND."

Amount of the payment to be made by the Commissioner to the Board on the 1st day of April.

72 (1). The Commissioner shall pay from the Municipal Fund to the Board on the 1st day of April 1900 and every succeeding 1st day of April a lump sum *equivalent to* per centum on the total rateable value of all buildings and lands in the City exclusive of buildings referred to in Section 143 (1) *(a)* of the Municipal Act, *and buildings and lands vesting in the Corporation, in respect of which no general tax is for the time being leviable under the same sub-section.* Bom. III of 1888.

(2). For the purposes of this Section—

(a) The said total rateable value shall be calculated as it stood on the first day of October next preceding each first day of April after deducting such refunds and drawbacks as may have been duly made or sanctioned on or before such first day of April by the Commissioner under the Municipal Act, and

(b) the rateable value of the buildings and lands in the City vesting in *His Majesty* and those vesting in the Trustees of the Port of Bombay shall be eight-tenths and *nineteen-twentieths* respectively of the rateable value thereof as fixed under the respective provisions of Sections 144 and 145 of the Municipal Act." Bom. III of 1888

RESOLUTION No. 26.—In Section 15, Sub-section (1) (*b*) of Act IV of 1898 for the words "six consecutive ordinary meetings of the Board" the words "all the meetings of the Board for a period of three months" should be substituted.

Amendment of Section 16.

RESOLUTION No. 27.—In Section 16, Sub-section (2) of the said Act for the words "which he may be liable to pay under the Civil Service Regulations the following words shall be substituted, namely :—

"Payable on his account under any general or special orders of Government for the time being in force regulating the transfer of Government servants to foreign service."

Amendment of Section 22.

RESOLUTION No. 28.—In Section 22, Sub-section (2) of the said Act for the words "the Civil Service Regulations" the following words shall be substituted, namely :—

"Any general or special orders of Government for the time being in force regulating the transfer of Government servants to foreign service."

Insertion of New Section after Section 22.

RESOLUTION No. 29.—After Section 22 of the said Act, the following section shall be inserted, namely :—

"22-A. If the Chairman is a Government servant, the Board shall be liable to pay such contribution for his leave and pension as may be prescribed in any general or special orders of Government for the time being in force regulating the transfer of Government servants to foreign service and shall not be liable to pay his leave allowances or pension otherwise than as may be prescribed in such orders."

Leave allowance and pension of Chairman.

RESOLUTION No. 30.—Government should be moved to include in the amending Bill the following section from the Bill of 1907 :—

SECTIONS 9 AND 10.—Relating to Section 23 of the Act (obligation to push on with Improvement Schemes on receipt of representation under Section 24).

SECTIONS 14 AND 21.—Substituting " 3 months " for 30 days as period given to Municipality for considering schemes.

SECTION 24.—Inserting the word " vacant " before the word " land."

RESOLUTION No. 31.—The Committee then considered their Solicitors' suggestion that to get over the numerous difficulties that arise from scheduled lands being mixed up with the Board's acquired lands in certain localities, the Board should try to get scheduled lands vested in them absolutely, so that they may treat them the same as acquired lands. It was thought unlikely that Government and the Municipality would agree to this where large estates had already been formed and, for the most part, leased, and where there was no intermingling of acquired land and scheduled land, *e.g.*, in the West Agripada and Connaught Road Estates, the Colaba Reclamation and most of the Schedule C Estates; but that the suggestion might be made as regards other scheduled lands, provided that the reversion of the Trust's estate be granted to the Municipality, as in Calcutta.

Note by the Chairman referred to in Resolution No. 5.

The policy underlying the original Section 51 is that when Scheduled land is resumed the Board shall be compensated by—

(*i*) release from the debt attaching to the land.

(*ii*) restoration of the capital they have sunk in the land.

2. Effect is given to this policy by an abatement of the annual 3 per cent. interest due from the Board under Section 68. The Board lose over this arrangement in respect of (*ii*): for on the Capital sunk in the land they have to pay 4·61 per cent. as interest and sinking fund charges for 60 years from when they borrowed the Capital and the Present Value of this is the same as the Present Value of 4 per cent. (not 3 per cent.) on the Capital in perpetuity. In fairness to the Board the annual 3 per cent. abatement must be 3 per cent. on $\frac{4}{3}$ rds of the Capital, *i.e.*, the debt must be reduced not by the amount of the Capital but by $\frac{4}{3}$ rds of that amount. This has been recognized by the Collector on the Board's recent representations under Section 51.

3. Now that interest under Section 68 is going to be abolished it will be as well to abolish all references to the Board's Capital debt in the Act. The debt may be wiped out and with it all those troublesome Sections 66 to 71.

4. When that is done, the obvious method of continuing the policy underlying Section 51 is to pay to the Board *in cash* on resumption of Schedule land the Capital the Board have sunk in the land.

5. The complications both as regards finances and as regards vesting that are involved in Section 40 (3) (*b*) of the Act can all be avoided by prescribing that on a Police Accommodation Scheme being sanctioned the site, if on Schedule land, shall forthwith be resumed. This will result in the Board being compensated as above said.

6. In the case of Schedule C or E land the site must then be vested in the Board till the 60 years' lease expires; but no money transaction is required and there will be no item " Cost of land " in the reckoning of annual rent.

7. In the case of Schedule D land the site must first be acquired from the Municipality, which under the original Act is done by paying them not the market value of the land but its value as estimated by the Collector under Section 51, *i.e.*, its Schedule value + the Capital sunk in it by the Board. This payment is made by the Board on behalf of Government and thereupon the site is vested in the Board till the expiry of the 60 years of lease and the Board recover this payment from Government in the shape of annual rent. On the expiry of the lease, the land vests in Government.

8. The process set out above is practically the same as that contemplated by Section 4 of the amendment Bill, but the successive steps require to be more clearly brought out, *viz.*:—

1. Resumption.
2. Vesting site in Board till term of lease expires.
3. Re-vesting of site in Government with an intermediate step in the case of Municipal land, *viz.*,

1A. Acquisition of site from Municipality by the Board on behalf of Government (the Board paying cost and recovering the same from Government in the shape of rent).

9. The corresponding steps in the case of sites for employers' chawls will be—

1. Resumption.

1A. Acquisition of site from Government or Municipality by Board on behalf of employers (the Board paying costs and recovering them from employers in the shape of annual rent).

2. Vesting site in Board till term of lease expires.
3. Vesting site in employers.

These steps require to be set out more clearly than in the new Section 32.

10. It is for consideration whether the Board should pay the Municipality under 1A in both these cases as hitherto, in the case of Police Accommodation sites compensation under Section 51 (Schedule value + Capital sunk) or full market value. It is pointed out that if employers had to acquire under the Land Acquisition Act they would have to pay full market value plus 15 per cent. thereon plus costs. As regards Police Accommodation sites there was good reason when the Trust Act was drafted for paying the Municipality less than the full market value, because the sites and buildings were after 60 years to vest absolutely in the Municipality; but by Bombay Act III of 1907 these sites and buildings are made to vest in Government, which completely changes the aspect of the case.

APPENDIX **M** (**6**).

(Referred to in para. 34 of Report.)

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 19th March 1912.

6. Considered papers underlying Circular No. 72 of 1912 on the following correspondence dealing with the question of the acquisition of Rowli and Salamati Hills included in Scheme VI (Sion-Matunga):—

(1) Government Resolution, in the Revenue Department, No. 9420, dated 7th October 1911:—

Letter from the Secretary, Bombay Improvement Trust, No. 3478, dated 6th May 1911:—

"With reference to your letter No. 3429 of the 4th ultimo, I am directed to say that the Trust value the site and spoil at Rs. 36,184 as will be seen from the accompanying extract paragraphs 2 and 3 from the report of the Land Manager or the Trust, No. 3134 of the 1st May 1911.

"I am to add that, if Government are pleased to agree to this valuation, the Trust will move the Special Collector to pass a formal award in terms of the settlement proposed by Government."

Extract paragraphs 2 and 3 of the report from the Land Manager, Bombay Improvement Trust, No. 3134, dated 1st may 1911.

2. The date of Declaration in this case is 24th May 1906, and this is the date on which the property has to be valued. There was no demand for spoil in this locality at that date and no likelihood of any demand arising; therefore the spoil as such had no value.

3. The total area of that portion of Rowli Hill in charge of the Collector of Bombay and including that occupied by temple is 96,490 square yards. The land varies considerably in level and the surface is much broken. Its value cannot be put at more than about six annas a square yard or Rs. 36,184 in all.

Government Memorandum No. 4689, dated 16th May 1911:—

"Forwarded to the Collector of Bombay for favour of remarks."

Memorandum from the Collector of Bombay, No. L.R.—5508, dated 8th August 1911:—

"Returned with compliments.

"2. As recent awards by the Special Collector for land in this locality have been at a rate of seven to nine annas per square yard for small areas in this locality, it is doubtful whether a higher rate than six annas would be obtained for the large area which Rowli Hill comprises. This rate may therefore be accepted for the valuation of the land.

"3. The contention of the Land Manager that the spoil contained in the Hill had no value in May 1906 because there was then no demand for spoil in this locality or any likelihood of any demand arising cannot be accepted.

"In the first place the acquisition of land for the G. I. P. Railway between Dadar and Matunga for Workshops and between Sewri and Coorla for the Harbour Branch Railway was proceeding before the date of Declaration of Improvement Trust Schemes V and VI and the Railway Contractors were on the look-out for suitable places from which spoil could be taken before this. Secondly, if it could be proved that there was no demand for spoil at that period in the vicinity of Rowli Hill, it cannot logically be argued that because there was no demand the spoil in Rowli Hill had no potential value. No doubt contractors preferred to get their spoil from places nearer Bombay, but there is little doubt that, had the right to quarry Rowli Hill been put up to auction in 1906, some foreseeing persons would have been forthcoming to make a bid for the spoil in view of the fact that the hill must subsequently become a valuable source of revenue when the spoil-grounds nearer Bombay became exhausted.

"It may be admitted that owing to the cost of cartage and other drawbacks of position the value of the spoil in question is considerably lower than that of spoil in the vicinity of Bombay, but, as Mr. Hatch reported in this office No. L.R.—5292 of 11th August 1910, three annas per brass could have been obtained from a contractor in 1910 for the spoil from this hill. Under the circumstances I think a rate of two annas per brass may fairly be taken as the value of the spoil for purposes of a settlement with the Improvement Trust.

"The quantity of earth contained in the hill is estimated at 858,300 brass, so that its value at the rate of two annas will be Rs. 1,07,287."

RESOLUTION.—Government accept the valuation of the site made by the Land Manager of the Bombay Improvement Trust. As regards the valuation of the spoil the attention of the Chairman of the Trust should be invited to the memorandum from the Collector of Bombay, No. L.R.—5508, dated 8th August 1911. Government desire that the Collector and the Land Manager of the Trust should meet and discuss the matter so as to arrive at a settlement. If they do not agree, the matter will have to be settled in the Court of the Special Collector under the Land Acquisition Act. Any agreement arrive at should be reported to Government for approval.

(2) Government Resolution, in the Revenue Department, No. 11415, dated 1st December 1911:—

Letter from the Government of India, Department of Commerce and Industry (Salt), No. 8066—12, dated 27th October 1911:—

"With reference to the correspondence ending with your letter No. 8839, dated the 20th September 1911, I am directed to say that subject to the condition stated in paragraph 1 thereof, the Government of India sanction the transfer to the Bombay Improvement Trust of the portion of the land known as Rowli Hill, which is occupied by the Bombay salt Department."

RESOLUTION.—Copies of the letter from the Government of India and of the correspondence referred to in it should be forwarded to the officers concerned for information and guidance.

2. The Collector of Bombay should be requested to arrange to hand over the land to the Bombay Improvement Trust.

No. 8839.

REVENUE DEPARTMENT,

Bombay Castle, 20th September 1911.

TO THE SECRETARY TO THE GOVERNMENT OF INDIA,
Department of Commerce and Industry.

Sir,

I am directed to acknowledge the receipt of Mr. McWatters' letter, No. 2298—12, dated 24th March 1911, requesting that the Government of India may be informed of the estimated value of the entire land of the Rowli Hill with a view to deciding whether the sanction of the Secretary of State for India would be necessary for its transfer to the Bombay Improvement Trust. In reply I am to state that the total area of the Hill is 196,667 square yards as detailed in the margin and is valued at Rs. 73,750-2-0 at the rate of six annas per square yard. The buildings in possession of the Salt Department are valued at Rs. 2,399-8-0, while the quantity of earth contained in the hill is estimated at 858,300 "brass" and is valued at Rs. 1,07,287 at the rate of two annas a "brass." The Land Manager of the Bombay Improvement Trust has accepted the value of the area of the hill. He has, however, urged that the spoil of the hill has no value as there was no demand, and no likelihood of any demand for it in this locality when a Declaration was made in connection with this property in 1906. The question of the valuation of the spoil will therefore have to be settled by the Special Collector under the Land Acquisition Act. Whatever be the final awards of that officer, it has been decided by this Government that the transfer of the portion of the hill in charge of the Collector of Bombay should be subject to the condition that in lieu of making a present money payment for the site and spoil of the hill as valued in the acquisition proceedings, the Trust should reserve for Government a portion of the area when it is developed, the value of which at the market price after improvement will be equal to the total present value of the land and spoil. As stated in paragraph 2 of this Government letter No. 811, dated 27th January 1911, the transfer of the Salt Department land will also be carried out on similar terms. In view of this arrangement I am to observe that the sanction of the Secretary of State for India will not be required to the transfer.

	Square yards.
(1) Area in charge of the Collector of Bombay ...	96,466
(2) Area in charge of the Collector of Salt Revenue ... (and not 5,854 as reported in paragraph 2 of Government letter No. 811, dated 27th January 1911).	8,032
(3) Area in charge of the Army Department	92,169
Total ...	196,667

2. I am to add that the Collector of Salt Revenue has since reported that when the Matunga Salt Works are taken up by the Port Trust, which will be in the course of the next few years, no rest-house at Matunga will be required by that Department. He does not therefore propose to replace the bungalow when it is demolished.

I have, etc.,
W. H. LUCAS;
Acting Chief Secretary to Government.

(3) Government Resolution, in the Revenue Department, No. 136, dated 6th January 1912 :—

Endorsement from the Government of India, Army Department—Forwarding for information the following letter from that Government, No. 672-2 (Q. M. G. 4), dated 11th November 1911, to the General Officer Commanding 6th (Poona) Division :—

"I am directed to refer to your letter No. 2168-C., dated the 5th November 1910, to the address of the Quarter-Master-General in India, forwarding correspondence relative to the acquisition by the City of Bombay Improvement Trust of the Military land at Rowli Hill, and requesting to be favoured with instructions in the matter.

"2. The area of the land which the Trust propose to acquire is stated to be 93,242 square yards. It is understood that this does not include that portion of the land on which the magazine and subsidiary buildings are situated.

"3. It appears that steps have already been taken by the Local Government for the acquisition of the land under the Land Acquisition Act.

"4. The amount of compensation which it is proposed to claim from the Trust, in the event of the land being handed over, is assessed by the General Officer Commanding, Bombay Brigade, as follows:—

	Rs.
Spoil, *viz.*, earth, debris and stone	2,45,691
Land...	1,39,863
Total ...	3,85,554

"In regard to the land, it is suggested that the amount of compensation be assessed at the rate of Rs. 3-6-0 per square yard, provided that the Trust pay for it at the time of taking it over, or at about Rs. 4-2-0 per square yard, if the payments are distributed over a period approximating seven years. The latter estimate is based on the assumption that it will take seven years to develop the land, *i. e.*, one-seventh of the area per annum.

"5. In reply, I am to say that the Government of India have no objection to the acquisition by the Bombay Improvement Trust of the land in question on payment of its full value.

"6. I am to request that a report may be furnished in due course showing the amount credited on account of the military portion of the Hill."

RESOLUTION.—Copies of the letter from the Government of India, Army Department, should be forwarded to the Collector of Bombay and the Chairman, City of Bombay Improvement Trust, for information with reference to Government Resolution No. 9420, dated 7th October 1911.

(4) Memo, by the Land Manager, No. 757, dated 30th January 1912 :—

SCHEME VI.

Salamati and Rowli Hills.

Returned with compliments to the Chairman.

These two hills adjoin each other and are only divided by an artificial line. They are included within the limits of Scheme VI, and the spoil contained in them is required for filling in the low-lying land in this Scheme and in Scheme V. The total area to be acquired is 197,856 square yards and is comprised in the following cases :—

Case No.	Area.	
970	1,165	square yards.
971	24	,,
972	196,667	,,
Total ...	197,856	,,

2. *Case No.* 970, *Salamati Hill.*—This is used as a Hindoo Cemetery and Burning Ground. It appears to have been granted in 1877 to the Hindoo inhabitants of Sion on payment of a rent of Re. 1 per annum. The Secretary to Government in his letter No. 4656, dated 23rd September 1910, intimated that Government were willing to hand this over to the Trust on condition that the Board would provide the Hindoos with a suitable area in the same locality. The burning ground has been temporarily transferred to another site, and the old one has been taken possession of and an award will be made when the new (permanent) site is decided on.

3. *Case* 971, *Salamati Hill.*—This consists of a very small temple and appears to be an unauthorised encroachment. The site is the property of Government. This property and also that included in Case 970 are situate on Salamati Hill.

4. *Case* 972, *Balance of Salamati and portion of Rouli Hill.*—This includes the balance of Salamati and the major portion of Rowli Hill. The small remaining portion of Rowli Hill is occupied by a Magazine and a small bungalow and is not proposed to be acquired. The area of 196,667 square yards included in this case is made up as follows :—

Area in charge of the Collector of Bombay	96,466	square yards.
Area in charge of the Salt Department	8,032	,,
Area in charge of the Military Department	92,169	,,

5. The area in charge of the Salt Department is occupied by a rest-house and Sujidar's quarters. Government at first thought of requiring the Trust to reinstate the rest-house and quarters on a new site, but has now decided to drop this point. The Collector of Salt Revenue claims a sum of Rs. 2,399-8-0 "as value of buildings." This is about 10 per cent. of the cost new and may be accepted.

6. The cases were opened before the Special Collector in July 1910, when the Collector of Bombay asked that the hearing might be adjourned pending the receipt by him of the orders of Government. As at that time the Trust were wishing to obtain possession of a portion of the Hill for excavation purposes, levels were taken jointly with a surveyor from the Collector's Office, and with the permission of Government possession was taken on 1st March 1911 of so much of the Hill as was in charge of the Collector of Bombay.

7. Discussion has taken place between the Collector of Bombay and the Chairman as to the method of valuation and mode of payment. Government wish to be paid in land, and are willing that this should be done as follows :—The present value of the property should be arrived at, and after the spoil is cleared and the land laid out, an area having an equal value

should be handed over to Government by the Trust. This arrangement appears to be advantageous to the Trust as they will be saved the locking up of capital. It would apply only to the portion (96,466 square yards) in charge of the Collector of Bombay (*vide* letter No. 3429 R.D., dated 4th April 1911).

8. The question of valuation stands as follows:—On May 6th, 1911, Government were informed that the Trust valued the land and spoil at Rs. 36,184. This referred to the land in charge of the Collector of Bombay, but included the site of the Temple (Case No. 971). The Trust valued the land at six annas a square yard, but stated that owing to lack of demand the spoil as such had no value.

Government in G. R. No. 9420, dated 7th October 1911, accepted the value of six annas per square yard for the land, but did not agree that the spoil had no value, and stated that it was worth Rs. 1,07,287, but this included the spoil in both the hills. Government also desired that the Collector and the Land Manager should meet and discuss the matter so as to arrive at a settlement. The Deputy Land Manager accordingly waited on the Collector of Bombay on 2nd November 1911, and discussed the matter with him. As a result of the discussion the Collector stated that he would report to Government (*vide* L. M.'s No. 8495, dated 6th November 1911, to address of Chairman) and this, it is understood, he will do as soon as his Head Surveyor returns to duty.

On 1st December, G. R. No. 11415, in the Revenue Department, was issued. This contains the sanction of the Government of India to the transfer of the land occupied by the Salt Department. Attached to this Resolution is a copy of a letter (No. 5647) from the Collector of Bombay in which the value of both the Hills is put at Rs. 1,81,037-2-0. This is arrived at by pricing the land at six annas a square yard and the spoil at two annas a brass and it does not include the value of the materials of the buildings.

On 6th January 1912, G. R. No. 136, in the Revenue Department, was issued. This records the sanction of the Government of India to the acquisition by the Trust of the land in the occupation of the Military Department of payment of its full value. The area is given as 93,242 square yards, whereas it is actually 92,169 square yards. The amount of compensation which it is proposed to claim is given as Rs. 3,85,554. This works out to Rs. 1-8-0 per square yard for the land plus 8 annas a brass for the spoil, and is equal to just four times the value estimated by the Collector of Bombay. This claim could not possibly be substantiated.

9. As regards the question of valuation, it may be pointed out that the date of Declaration is 24th May 1906. The Trust contends that at that date there was no demand for spoil in that locality. The G. I. P. Railway had acquired all the land (including spoil) they required for the construction of the Harbour Branch Railway. The land between the G. I. P. and B. B. & C. I. Railways was being acquired, but it was far from the Hills in question, and the difficulties of transport were so great that no contractor would have bought spoil from these Hills to be used in filling in this land. Sewree was also too far away. It appears, therefore, that there was no demand or likelihood of demand arising for spoil in this neighbourhood. Assuming, however, that demand existed, and that the spoil could have been disposed of at the rate of two annas a brass, what would have been the result? The quantity of spoil contained in the two Hills is 858,302 brass. It would have taken at least 24 years for an average contractor to clear this and the receipts must therefore be deferred for 12 years. On the 10 per cent. table (the same as that adopted in the Nowroji Hill cases) the present value in 1906 of Rs. 1,07,287 would have been Rs. 33,258. The value of the land (196,657 square yards at 6 annas) deferred for 18 years on the 6 per cent. would have been Rs. 25,812, making a total for the whole of the two Hills of Rs. 59,070. The Trust value Salamati at six annas a square yard and Rowli, which is further away from the main road and rougher in character, at four annas a square yard, which means a total of Rs. 62,229 for the area included in Case 972.

10. If the suggested arrangement for payment by land in respect of that part of Salamati, which is in charge of the Collector, be carried out, it will probably be necessary to enter into an agreement under Section 31 of the Land Acquisition Act and to make this area into a separate case.

11. The Collector of Bombay has been seen, and it is believed that he will very shortly be in a position to report to Government on the question of valuation. Should no settlement be come to shortly, the Special Collector will be asked to re-open the case.

RESOLUTION No. 57.—Recorded.

APPENDIX M (7).

(Referred to in para. 34 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 22nd August 1911.

6. Considered the following Report of the Special Committee for revising Trust Leases, &c., No. II, dated 17th July 1911, on the question of nhanis :—

Nhanis.

1. In view of the repeated representations that have been received to the effect that the rule prohibiting the location of open nhanis in living rooms on the Trust's Estates is unnecessarily severe, places great difficulties in the way of the tenants (especially Mahomedans), and therefore makes house-owners reluctant to take up Trust leases, the Special Committee appointed to revise the Trust's building regulation have once more considered this matter.

2. The Committee's previous resolution on the subject (*vide* p. 19 of the printed record of their proceedings) was to the effect that nhanis should be entirely shut of from living rooms, should be situated against an exterior wall and should be freely ventilated.

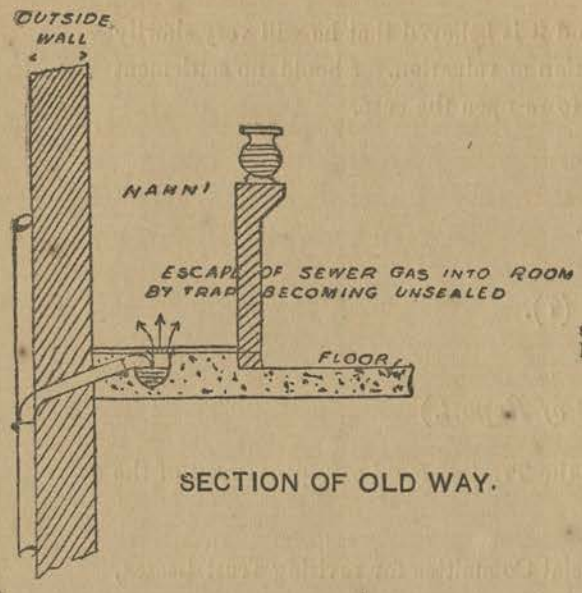
3. This decision has been duly acted on by the Plans Committee and has given satisfaction to house-owners in some cases as an improvement on the old rule by which nhanis were not allowed even in separate rooms, if they opened into living rooms ; but in many cases it is difficult to find a suitable position for the nhani against an exterior wall without, at the same time, reducing the light and air admissible to the living room to which the nhani appertains. This is particularly the case in one room tenements, the building of which it is the Trust's duty to encourage as far as possible in view of the fact that over 80 per cent. of the buildings they have had to demolish consisted mainly of such tenements and that for financial reasons they are unable to provide in their own chawls anything like one-fourth of the number of such demolished tenements.

4. The Trust Architect after inspecting a large number of houses on Trust Estates has now submitted the following suggestions :—

> "I consider that where nhanis are provided in the living rooms (and the question whether they should be allowed in habitable rooms at all, is, I think, a question for the Board to decide), I have found that open nhanis are to be preferred as they are to my mind more sanitary and the lighting and ventilation is more satisfactory.

I should suggest (i) that nhanis should be as small as possible, say 3′ × 3′, so as to minimise the 'fouling area.'

(ii) that the walls (to a height of 4') and floors be tiled with a good quality *glazed tile*, with as few joints as possible, *i.e.*, that 6" × 6" tiles be used in preference to tiles of a smaller size or ornamental tiles of irregular shape ;

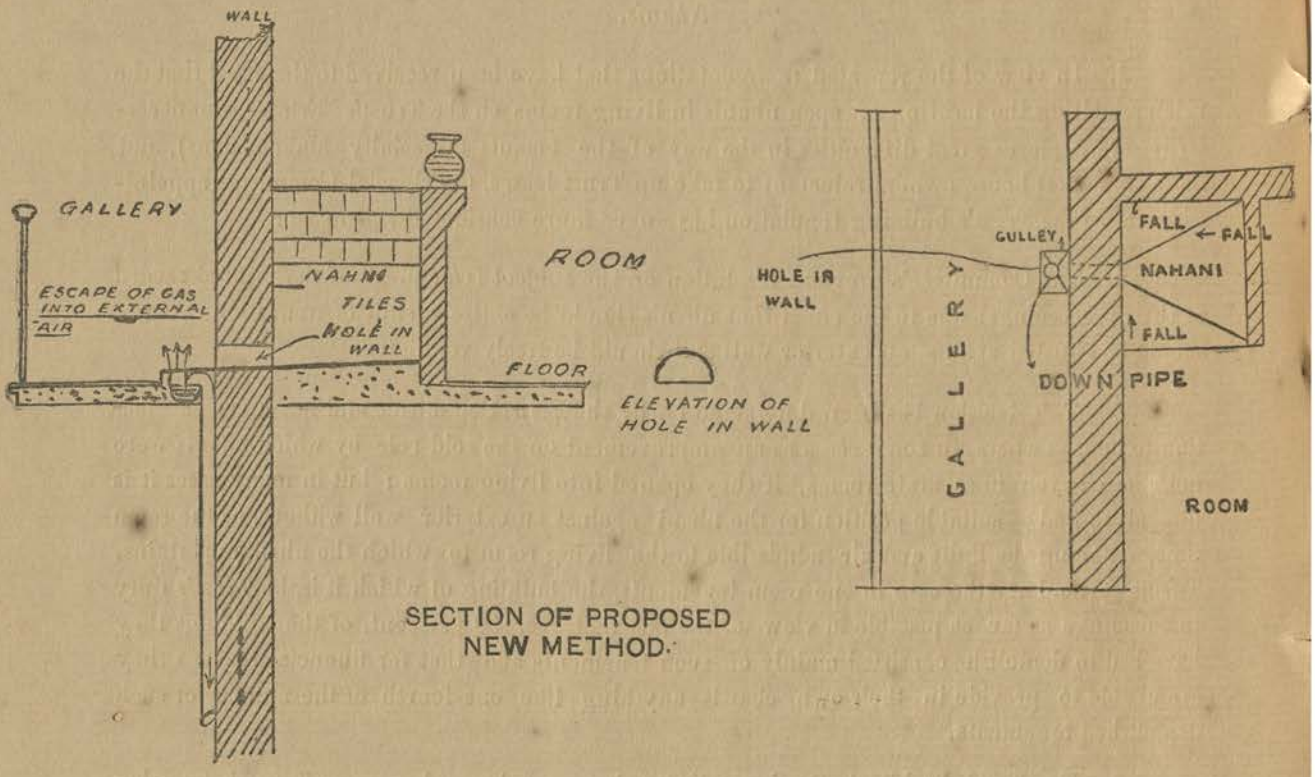


SECTION OF OLD WAY.

(iii) that the floors be laid to good and sufficient falls ;

(iv) that the waste pipe should discharge into an open head on the outside of the walls or where galleries are provided that the gully should be placed in the external air as sketch;

Except in the case of street facades where the head would be unsightly.



SECTION OF PROPOSED NEW METHOD.

(v) that nhanis be allowed only in habitable rooms where the superficial area of the room exceeds 168 square feet (14' × 12')."

5. These suggestions are based on the consideration that there is no need for such stringency with tenants of the better classes as with the poorest tenants whose habits are all against cleanliness ; that the former can afford higher rents and that therefore their landlords can give them larger and better ventilated and lighted rooms and can afford a more expensive type of nhani than those who cater for the lowest classes and therefore must cut down expenses to make low rents pay.

6. The Committee agree that the requisitions suggested by the Trust Architect should be insisted on wherever they reasonably can, and they anticipate that there will be no difficulty about this in the case of 2-room or larger tenements for the lower middle classes; but in view of the considerations stated at the end of para. 3 above, they think that open nhanis should be allowed even in the smallest room, if they can be provided with adequate safeguards against the risk of regurgitation of sewer gas into the living rooms through the down-take pipes connecting the nhanis with the sewers.

7. It was on account of this risk that the Board originally prohibited nhanis in living rooms; but at that time the Municipal by-laws were not so stringent as they are now. The present by-laws provide in our opinion adequate safeguards against the admission of sewer gas to living rooms, in that such gas has now to pass through two sealed traps, one in the ground and one at floor level before it can reach the living room, while in the ground there is a disconnecting chamber which must further diminish the risk of sewer gas entering the down-take pipe, so that even if the trap is unsealed, the gas must mostly escape into the open air and not into the down-take pipe. The Architect's 4th requisition provides an additional safeguard in the shape of second means of escape into the open air instead of the down-take pipe at floor level; and where this can be insisted on we think the risk of sewer gas penetrating the living rooms is infinitesimal and may be disregarded.

8. We accordingly recommend that the location of open nhanis in living rooms be permitted wherever the first 4 of the Trust Architect's suggestions are adopted. The only rooms in which this will be impossible are front rooms in which a series of open heads to down-take pipes would spoil the external appearance of the front wall.

Read the Minutes thereon.

RESOLUTION No. 176.—The report is adopted.

APPENDIX **M** (8).

(Referred to in para. 15 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 20th April 1911.

3. The Chairman drew attention to the plans posted on the screen in the Board room, in which the Engineer had shown the proposed development of the Dadar-Matunga Scheme and the gardens proposed to be laid out at the highest point on Vincent Road due east of Matunga Station and explained the Engineer's proposals as follows :—

The main feature of the gardens will be a Circle of 500 ft. diameter traversed by the 150 ft. avenue with 4 other roads opening out of it. The space East of the Circle as far as Matunga Road will be laid out as a pleasure garden with a band-stand in the middle. It is proposed to ask H. M. the King-Emperor to permit this Circle to be known as "King's Circle" and the avenue from the Crawford Market to Sion Causeway as "King's Way." In the centre of the Circle will be a mirror pond and round it quadrants laid out with grass and shrubbery. Abutting on the Circle between the roads will be house plots on which houses will be built according to special architectural designs to secure dignity and harmony.

The Engineer asked for authority to lay out the ground for the gardens as shown in the plan, explaining that if the work were started at once the gardens could be made ready in time for the King-Emperor to visit them next December.

After discussion the following resolution was passed, Mr. Watcha alone dissenting.

RESOLUTION No. 85.—The Engineer is authorised to proceed with the laying out of a circular grass plot of 500 ft. diameter on the site shown in his plan.

APPENDIX **M** (9).

(Referred to in para. 34 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on 16th April 1912.

4. Resumed consideration with reference to Item 2 of the Proceedings of the Board, dated 9th April 1912, of the Report of the Finance and Establishment Committee, No. II, dated 1st April 1912, regarding the re-organisation of the Departments of the Trust.

Read the following Memo. of dissent by Mr. D. E. Wacha, dated 9th April 1912 :—

Before I proceed to record this note of dissent, I must seriously protest against the hot haste with which the Chairman has thought it fit to place the report of the Finance Committee on the Agenda for the Board Meeting on the 9th instant. It is unfair that before our dissent (my own and Sir Ibrahim's) could be prepared and forwarded it to him, he should have hastened to include the subject in the list of business to be transacted at the meeting called on that day. It was on Thursday, the 4th instant, that I was asked in a memo. to furnish my dissent. Yet on the same day or the following there was this Agenda. It is clear that in his overzeal to rush through the matter the Chairman entirely forgot the ordinary courtesy he owed to a Trustee, namely, of waiting to append the dissenting Trustees' minute to the report of the majority of the Finance Committee. He had scarcely given me time to write it out. It cannot be that busy men, who discharge their public duty in addition to their private business, can expedite a minute with the same celerity as the Chairman whose sole and exclusive function is the work entrusted to him. Moreover, the Chairman should have known that if he is a busy man the Trustees are also busy men. There has been since the date of the memo. an interval of 4 days on account of the Easter holidays during which all public offices were closed. It is a matter of regret, therefore, that before we were allowed even reasonable time to write out our minute of dissent, he should have circulated the majority report without appending our dissenting minutes.

Coming to the subject matter itself, I may observe that it is true that in 1909, Mr. Dunn, the late Chairman, had suggested proposals for the re-organisation of the Land Manager's establishment. At the same time, it should be remembered, that they were of so ill-considered a character that they had to be hung up. The present Chairman observed to the Finance Committee that he intended at one time or another to bring up the proposals in a modified form for the consideration of that body in the first instance. Owing, however, to the notice to resign his post given by Mr. Delves, the matter had had to be brought up for consideration once for all. But for that precipitancy, perhaps, the subject would have still stood over till such time as it could be deliberated upon with maturity at leisure.

I have viewed the scheme from the very date of its original submission to the Finance Committee, as altogether uncalled for, and in no way contributory to any larger efficiency of the Trust Estate as claimed for it by the Chairman. The very nature of the proposals put forward informed me that they were unnecessary. If at all, it is clear to my mind at least, that the scheme was put forward in the interest of an individual officer of the Trust, namely, Mr. Delves, the Assistant Land Manager. It could be read even between the lines of Mr. Dunn's original proposal. It seems to me that under the plea of having an Estate Agent or Manager, quite independent of the Land Manager, it is sought to make Mr. Delves eventually the head of the Land Manager's establishment. At present, Mr. Delves is only an Assistant under the Land Manager, Mr. Bharucha, and the proposed re-organisation has for its real object the ultimate supremacy of Mr. Delves. In all probability, there is the customary aversion of the European to serve as an Assistant to a capable Indian, quite competent and able, if not more so, with a larger local experience and knowledge, to manage our growing Estate. To my mind

the plea urged of the absolute necessity of an Estate Agent is wholly unconvincing. There is nothing very materially different in the work which a competent Land Manager cannot do. Call him by any name you choose. There is nothing so very extraordinary to manage our Estate as to require such an officer as Mr. Delves. No doubt he is an able man, but, I repeat not abler than Mr. Bharucha. But the Chairman would have us believe that he was "exceptional," some heaven-born with a genius so to manage our Estate as to make us helpless were he to go! Presumably we should have to sit with folded hands and a vacant gaze at our bread acres! To me it appears that no person, however able and capable he may be, is *indispensable*. The world's work all around us goes on while Empires and Kings, Warriors, Statesmen and Administrators, *et hoc genus omne*, flourish and die. So that I, for one, am not prepared to accept the *obiter dictum* of the Chairman about the "exceptional" abilities of Mr. Delves.

I am strongly of opinion that the existing arrangement for the management of our Estate with economy and efficiency should not be disturbed or undergo the least disturbance if disturbed at all. Mr. Bharucha has proved a most efficient and capable officer as Land Manager and Mr. Delves as his Assistant for laying out the Estate. Had a capable Indian been appointed instead of importing Mr. Delves, he would have by this time turned out equally proficient and at less cost. I am fully aware of the stock plea, to which I have never subscribed, namely, that had we Diogeneselike gone with a lantern in hand in broad day-light to search for such an Indian we should have never discovered him. It is simply the plea of ignorance or conceit. There are many Indians admirably conversant with vast Zemindary Estates who could be brought into requisition. I myself know of an Indian gentleman who was for over 30 years at the head of the Port Canning Co. as its Estate Manager. The fact is patent that by his ability, industry and knowledge he brought up the Company from the very depth of depression to the zenith of prosperity. It is customary for the "superior" bureaucracy in India to underrate, if not depreciate, the most able and experienced Indian, because the Indian is not wanted. But this conceit has been completely knocked on the head since the Government wisely discovered that there are many capable Indians to become members of Provincial Executive Governments and even of the Imperial.

Those being my views I have from the first looked wholly askance at the ingenious, but far from ingenuous scheme on which the Chairman has apparently laboured so hard. It is much to be wished he had bestowed even one-fourth of the time and laboured on the sanitary improvement of the scores of areas which are notoriously the hot beds of disease and death in various parts of the City.

Of course, when the Chairman found that his original scheme had failed to commend itself to the Finance Committee, he had had necessarily to modify it in harmony with the view as expressed by the majority.

The modified scheme as now submittted is a kind of compromise. But as the compromise is at the sacrifice of a broad principle of public policy I cannot agree to it. What that principle is I will make clear later on.

The Chairman had no recourse but to compromise because his principal object was to retain Mr. Delves by hook or by crook. That is the most objectionable feature of the affair which I must condemn *in toto*. We are asked to have two Kings in Brentford. Mr. Bharucha is to be a restricted Land Manager and Mr. Delves is to be a full-fledged Estate Agent. To save appearance the salary of both is to be raised to Rs. 1,700. I consider that the pay of the post of the Land Manager, whoever he be, should be a minimum of Rs. 1,000 and a maximum of Rs. 1,500 and I consider that the pay of the post of the Estate Agent, if that is to be created, should be the same. But because the Calcutta Improvement Trust has offered Mr. Delves Rs. 1,700 as an Estate Agent, we should by some contrivance or other secure him the same salary is an argument which does not commend itself to me. To-morrow there may be another new born Improvement Trust and our Land Manager might be offered

Rs. 2,000. Is that a reason for us to radically disturb our own efficient and economic arrangement? Is that a reason that we should take a big leap forward in that kind of extravagance? A post should be remunerated according to its true worth. But it would be dangerous because some new rival puts up that remuneration at a higher figure that we should go and do likewise. It is best for us to pay what we consider to be not only a fair but reasonably liberal salary per month, and I am strongly of opinion that the salary of an Estate Agent in our Trust should not exceed Rs. 1,500 per month.

I wonder what Mr. Delves could earn to-day in London, assuming that he returns there and taking into consideration the "exceptional" abilities claimed for him by the Chairman. If Mr. Delves is now putting such an extravagant price on his worth, it should be remembered that it is owing to the experience he has acquired at the expense of the Trust during the last 5 years' experience on the strength of which alone he claims the higher salary. In England Mr. Delves could hardly earn to-day more than £ 500 a year. If he is confident that he could earn more I for one would give him my friendly advice to return to London instead of coming back to India. The Trust here has been his opportunity and he is endeavouring to make the best of that opportunity by demanding his own price. Assume for a moment that there has been no Calcutta Trust? Where might Mr. Delves have been? It is simply idle to urge that because Calcutta has offered Rs. 1,700 that therefore it should be our interest to keep him here on Rs. 1,700; and in order to do so run up the Land Manager's salary to that figure.

By all means let Mr. Delves improve his prospects by accepting the Calcutta offer. But let us paddle our own canoe and seek another person who could serve us on a salary ranging from Rs. 1,000 to Rs. 1,500 per month. We are fumbling for resources how to carry on the Trust. At the same time we are now and again increasing our establishments under one plausible pretext or another and thus mounting up expenses! We thus subject ourselves to some sharp criticism. Mr. Delves, the Chairman has observed to the Finance Committee, was unwilling to leave Bombay provided his services could be retained at the figure offered to him by Calcutta, so that in reality he wants his cake and yet remain in Bombay. And we are asked to submit to such a polite demand, a demand which, I venture to say, no Chairman of a public body with an economic conscience ought to listen to. I for one can never be a party to a demand of this nature and must therefore decline to accept the proposal recommended by the majority of my colleagues on the Finance Committee.

And here I now come to the question of the principle involved. I consider it wrong on principle that the Trust Board should yield to the demand of any officer who may choose to promote his own interests in the manner of Mr. Delves. We are Trustees for the public and ought to conserve public interests, never mind how private interests may be insistent. It would be most reprehensible for us to cast aside the principle of public policy and yield to the demand of an employee who threatens to resign unless we agree to pay him what he demands.

Thus both on grounds of broad principle and practical utility I am sorry I must differ from the majority report of the Finance Committee.

The Chairman submitted the following proposition:—

> "The Report is adopted,
>
> "Government should be asked to sanction the proposed change in the Schedule pay of the Secretary and Chief Accountant."

Sir Ibrahim addressed the Board, stating at length his objections to the Finance Committee's proposals.

After discussion Sir Ibrahim proposed as an amendment:—

> "The Report is recorded."

This amendment was lost by 6 to 4.

A poll having been demanded the result was as follows :—

For	*Against*
Sir Bhalchandra.	Lt.-Col. Smith.
Sir Ibrahim Rahimtoola.	Mr. Sale.
Mr. Gamudia.	Mr. Cadell.
Mr. Wacha.	Mr. Tod.
	Sir Sassoon J. David.
	Maj. Hepper.
	Sir Vithaldas.
	Mr. Wardlaw-Milne.

Mr. Sprott did not vote.

Sir Ibrahim then moved the following amendment :—

"The Report is recorded.

"Mr. Delves' pay should be raised to Rs. 1,000 and he should be granted Rs. 250 Personal Allowance."

This amendment was lost by 4 to 8.

Mr. Sprott then moved the following amendment :—

"The Report is adopted, subject to amendment of the Schedule of pay as follows :—

Land Manager Rs. 1,250-50-1,500 instead of Rs. 1,350-50-1,750.

Deputy Land Manager Rs. 800-40-1,000 instead of Rs. 1,000-50-1,250.

Mr. Delves while Deputy Land Manager should be paid the maximum pay Rs. 1,000 with a Personal Allowance of Rs. 250 per mensem."

This amendment was *carried* by 7 to 6.

A Poll having been demanded the result was as follows :—

For	*Against*
Lt.-Col. Smith.	Mr. Wacha.
Mr. Sale.	Sir Vithaldas
Sir Bhalchandra.	Maj. Hepper.
Sir Ibrahim Rahimtoola.	Mr. Tod.
Mr. Gamudia.	Mr. Cadell.
Mr. Sprott.	Sir Sassoon J. David.
Mr. Wardlaw-Milne.	

The amendment was then put as a substantive proposition and was *carried* by 7 to 6 the members voting as before.

It was accordingly resolved :

Resolution No. 80.—The Report of the Finance and Establishment Committee, No. II of 1st April 1912, is adopted subject to the amendment of the schedule of pay as follows :—

Land Manager Rs. 1,250-50-1,500 instead of Rs. 1,350-50-1,750.

Deputy Land Manager Rs. 800-40-1,000 instead of Rs. 1,000-50-1,250.

Mr. Delves while Deputy Land Manager should be paid the maximum pay Rs. 1,000 with a Personal Allowance of Rs. 250 per mensem.

APPENDIX **M 9 (a)**

(Referred to in para. 34 of Report.)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 23rd April 1912.

4. Considered, with reference to Trustees' Resolution No. 80, dated 16th April 1912, papers underlying Circular No. 145 of 1912 on the following letter, dated the 20th April 1912, from Mr. R. H. A. Delves, Deputy Land Manager, received with Land Manager's No. 3165 of the 20th idem :—

I have the honour to acknowledge receipt of your memorandum No. 3077, dated 17th instant, forwarding a copy of Trustees' Resolution No. 80, dated 16th idem, and very much regret that I cannot see my way to comply with your request to withdraw my application for the post under the Calcutta Improvement Trust and to accept the terms mentioned in the Resolution referred to. Some of the reasons, why I cannot accept the terms offered, are as follows :—

(i) The probable effect of the Resolution would be that I should obtain no advance beyond Rs. 1,250 until after the middle of 1917 and that it would be 1921 before I obtain the maximum salary (Rs. 1,500) of the Land Manager's post. If my application for Calcutta is accepted I shall commence on Rs. 1,500 and reach Rs. 1,750 by November 1918.

(ii) Further, the Leave rules here are such that if I remained on I could not take any furlough for ten years from the date of my return from leave, whereas I should most certainly require six or eight months before taking over charge of the Land Manager's post and further leave at later intervals.

(iii) The travelling allowance of Rs. 50 per mensem now paid to me is quite insufficient to cover the expense of moving about the whole of the Island especially as so much work will lie in the North. It would suffice were my work confined to a single division of the town but not when it extends over the whole.

Read the minutes thereon.

The following Resolution was passed, Mr. Wacha alone dissenting :—

RESOLUTION No. 82.—The chairman is authorised to engage Mr. Delves as Deputy Land Manager under the re-organisation scheme sanctioned in Trustees' Resolution No. 80 of the 16th April 1912 on the understanding.—

(i) that he is to succeed Mr. Bharucha as Land Manager and draw as his initial pay in that post Rs. 1,250 plus Rs. 50 for every year he serves as Deputy Land Manager after 1st November 1912.

(ii) that he will be allowed furlough under the C. S. R. for European services.

(iii) That his Travelling Allowance will be Rs. 100 per mensem.

BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1912.

CITY OF BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1912.

Capital and Liabilities.

Capital Account.	Rs. a. p.	Rs. a. p.
Debt due to—		
Secretary of State for India	53,78,340 7 8	
Municipal Corporation	17,30,293 5 11	
See Appendix I		
Debt due to the General Public—	.....	71,08,633 13 7
Debenture Loan of 1899 at 4 per cent.	50,00,000 0 0	
Debenture Loan of 1901 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1902 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1903 at 4 per cent.	60,00,000 0 0	
Debenture Loan of 1904 at 4 per cent.	50,00,000 0 0	
Debenture Loan of 1905 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1906 at 4 per cent.	20,00,000 0 0	
Debenture Loan of 1907 at 4 per cent.	15,00,000 0 0	
Debenture Loan of 1908 at 4 per cent.	30,00,000 0 0	
Sterling Loan of 1909 at 4 per cent.	84,99,000 0 0	
Sterling Loan of 1910 at 4 per cent.	49,95,000 0 0	
		4,49,94,000 0 0
Special Grant from Government of India	.....	50,00,000 0 0
Sale-proceeds of Buildings under section 64 of the Act—		
Cooperage Buildings	624 0 0	
At Chaupáti Estate	4,427 9 8	
„ Parel Estate	1,316 3 5	
„ Agripáda Estate	567 5 10	
„ First Nágpáda Estate up to 31st March 1911 ... ... 1,16,706 11 0		
„ During 1911-12 ... ... 445 0 0		
	1,17,151 11 0	
„ Scheme No. II (Street Scheme) up to 31st March 1911 ... ... 4,78,259 4 2		
„ Scheme No. II (Street Scheme) during 1911-12 ... ... 8,336 14 4		
	4,86,596 2 6	
„ Scheme No. III (Street Scheme) up to 31st March 1911 ... ... 4,69,777 15 1		
„ Scheme No. III (Street Scheme) during 1911-12 ... ... 35,213 7 2		
	5,04,991 6 3	
„ Scheme No. IV (Street Scheme) up to 31st March 1911 ... ... 54,771 9 6		
„ Scheme No. IV (Street Scheme) during 1911-12 ... ... 1,523 0 0		
	56,294 9 6	

Property and Assets.

Capital Account.	Rs. a. p.	Rs. a. p.
Book Value of land as *per contra*	.....	71,08,633 13 7
Refund to Government under section 69 (1) and (2) of the Act	.....	38,018 11 7
IMPROVEMENT OF LANDS VESTED IN THE BOARD.		
Schedule C—Lands	4,85,817 8 4	
Schedule D—Lands	7,96,658 11 8	
SCHEMES.		
Scheme No. I—First Nágpáda Improvement Scheme 28,98,034 2 4		
Scheme No. II—Road A—A, Queen's Road to Carnac Bridge 82,35,604 3 2		
Scheme No. III—Road, Elphinstone Bridge to Queen's Road 1,04,49,143 8 8		
Scheme No. IV—Gowália Tank Scheme ...21,12,149 7 10		
Scheme No. V—Dádar-Mátunga Street Scheme 20,02,005 12 9		
Scheme No. VI—Sion-Mátunga Street Scheme 16,50,941 7 4		
Scheme No. VII—Colába Reclamation Scheme 4,65,435 6 11		
Scheme No. VIII—Mándvi-Koliwáda Improvement Scheme 25,98,115 11 5		
Scheme No. IX—Sankli Street Scheme ... 28,261 9 2		
Scheme No. XIII—Souter Street Extension Scheme 64,083 5 6		
Scheme No. XXVII—Mathew Road Street Scheme 13,14,371 15 2		
Scheme No. XXIX—Nowrojee Hill Street Scheme 67,70,549 10 9		
Scheme No. XXX—Souter Street Extension towards Tardeo 1,11,950 15 0		
Scheme No. XXXI—Parel Street Scheme ...43,17,888 13 5		
Scheme No. XXXII—East Agripáda Improvement Scheme 1,165 8 6		
Scheme No. XXXIII—Bhatwádi Improvement Scheme... ... ... 3,13,968 11 1		
Scheme No. XXXVI—Chunam Kiln Road Street Scheme 2,50,859 2 7		

„ Scheme No. V during 1911-12				8,619	10	8	
„ Scheme No. VI during 1911-12				6,231	0	0	
„ Scheme No VIII (Improvement Scheme) up to 31st March 1911 ...	78,500	8	8				
„ Scheme No. VIII (Improvement Scheme) during 1911-12	5,291	5	7				
				83,791	14	3	
„ Scheme No. IX (Street Scheme) up to 31st March 1911				4,370	0	0	
„ Scheme No. XXVII (Street Scheme) up to 31st March 1911	39,194	5	10				
„ Scheme No. XXVII (Street Scheme) during 1911-12	6,329	8	0				
				45,523	13	10	
„ Scheme No. XXIX (Improvement Scheme) up to 31st March 1911 ...	78,983	9	5				
„ Scheme No. XXIX (Improvement Scheme) during 1911-12	33,805	9	3				
				1,12,789	2	8	
„ Scheme No. XXX up to 31st March 1912... ...				1,32,000	0	0	
„ Scheme No. XXXI up to 31st March 1911	442	13	7				
„ Scheme No. XXXI during 1911 12.	17,597	9	3				
				18,040	6	10	
„ Scheme No. XXXIII (Improvement Scheme) up to 31st March 1911 ...	261	14	5				
„ Scheme No. XXXIII (Improvement Scheme) during 1911-12	8,730	0	0				
				8,991	14	5	
„ Scheme No. XXXVI (Street Scheme) during 1911-12				10,640	0	0	
Police Schemes—							
At Scheme No. XVII (Duncan Road) up to 31st March 1912				1,746	0	0	
„ Scheme No. XVIII (Sheppard Road) up to 31st March 1912				10	10	0	
							16,04,723 8 10
Appropriations from General Account under section 79 (1) of the Act—							
Up to 31st March 1911				22,93,297	5	10	
For 1911-12 (See Appendix VII)				2,93,216	12	1	
							25,86,514 1 11
Total, Capital Account ...				.....			(a)6,12,93,871 8 4

Scheme No. XXXVII—Crawford Market to Sandhurst Road	1,453	9	3				
Police Accommodation Schemes:—							
Scheme No. XIV at Nágpáda Estate ...	84,449	12	0				
Scheme No. XVI at Wodehouse Road Estate	3,22,666	15	1				
Scheme No. XVII at Duncan Road ...	58,980	10	6				
Scheme No. XVIII at Sheppard Road ...	36,223	9	8				
Scheme No. XIX at Agripáda	1,79,119	10	8				
Scheme No. XXIII at Connaught Road ...	79,495	9	11				
Scheme No. XXIV in Scheme II ...	2,65,953	6	10				
Scheme No. XXV in Scheme IV ...	307	8	1				
Scheme No. XXXV in Scheme III ...	251	9	10				
Scheme No. XXXIV at Chunam Kiln Road	279	0	0				
Scheme No. XXXIX Parel Road	332	2	10				
							4,46,14,043 0 3
Surveys of the Island of Bombay							1,07,115 9 11
Administrative Offices							3,20,305 8 5
Store Yard at Agripáda							4,286 10 5
Central Stores behind Frere Fletcher School							15,656 5 8
Chaupáti Reclamation							1,883 0 0
Total (See Appendix III) ...							..... 4,63,45,766 6 8
General Surveys							25,269 11 8
Tools and Plant							1,07,486 2 0
Stores in Stock							50,165 10 7
Premia for Designs of Chawls							1,000 0 0
							1,83,921 8 3
Appropriation to General Account under section 79 (2) of the Act (as per Appendix VII) for—							
1906-07							56,081 4 2
1907-08							1,22,781 3 10
1908-09							1,25,306 10 10
							3,04,169 2 10
Disposal of Balance under sections 79 (3) (b) (i) and 79 (3) (b) (iii) of the Act—							
To Government up to 31st March 1910							1,00,143 8 1
To the Municipal Corporation up to 31st March 1911	17,28,620	10	9				
To the Municipal Corporation in 1911-12	1,60,364	0	2				
							18,88,984 10 11
							19,89,128 3 0
Total ...							..... (f) 5,59,69,637 13 11
Balance ...							..... 53,24,233 10 5
Total, Capital Account							..... 6,12,93,871 8 4

Capital and Liabilities.					Property and Assets.				
General Account.					*General Account.*				
Receipts from Ground-rents, Rents of Buildings, Leaseholds, &c., under section 76 of the Act			16,55,304	12 5	Charges as per section 77 (*1*) of the Act			1,95,538	14 7
Contribution from Municipal Fund under section 72 of the Act			8,65,000	0 0	Municipal Rates and Taxes			1,97,111	1 9
Refund of Municipal Taxes			66,907	2 6	Appropriation to Sinking Fund under section 55 (*1*) for Trustees' Debenture Loans			2,26,331	9 0
Interest on Investments, &c.			2,25,286	6 6	Interest on Debenture Loans			17,98,197	4 10
Sundries			7,217	15 4	Sundries			10,186	4 5
(See Appendix V)				28,19,716 4 9	Interest under section 68 (1) of the Act ... ... (See Appendix VI)			99,134	6 1 25,26,499 8 8
Total, General Account ...			.....	(*b*) 28,19,716 4 9	Balance appropriated to Capital under section 79 (1) of the Act utimately payable to the Municipal Corporation ... (Appendix VII)			.....	2,93,216 12 1
			Cash.	Securities.	Total, General Account ...			.....	(*g*) 28,19,716 4 9
Sinking Fund Account.					*Sinking Fund Account.*				
Amount received from General Account Revenue under section 55 (*1*) of the Act—		Rs. a. p.			Cost of 4 per cent. Debentures—				
On account of Debenture Loan of 1899.		2,48,352 0 0			On account of Loan of 1899 for	Rs.	3,22,500	3,18,905	2 9
„ Debenture Loan of 1901.		1,25,600 0 0			On account of Loan of 1901 for	„	1,54,500	1,53,374	7 9
„ Debenture Loan of 1902.		1,13,040 0 0			On account of Loan of 1902 for	„	1,35,000	1,34,534	15 5
„ Debenture Loan of 1903.		2,00,960 0 0			On account of Loan of 1903 for	„	2,33,000	2,33,639	12 2
„ Debenture Loan of 1904.		1,45,637 0 0			On account of Loan of 1904 for	„	1,65,500	1,65,943	5 7
„ Debenture Loan of 1905.		75,360 0 0			On account of Loan of 1905 for	„	84,500	84,299	14 6
„ Debenture Loan of 1906.		61,369 6 8			On account of Loan of 1906 for	„	67,500	66,996	5 1
„ Debenture Loan of 1907.		36,876 14 8			On account of Loan of 1907 for	„	40,000	39,775	8 10
„ Debenture Loan of 1908.		55,316 2 0			On account of Loan of 1908 for	„	58,000	58,056	15 10
„ Sterling Loan of 1909 ...		1,28,271 4 0			On account of Loan of 1909 for	„	1,32,500	1,33,661	4 0
„ Sterling Loan of 1910....		45,232 9 0			On account of Loan of 1910 for	„	45,500	46,503	12 0
			12,36,015	4 4					
Interest on 4 per cent. Debentures— To 31st March 1912.					(See Appendix VIII).	Rs.	14,38,500	14,35,691	7 11
On account of Loan, 1899		70,573 10 7							
On account of Loan, 1901		27,618 13 9							
On account of Loan, 1902		21,345 10 4							
On account of Loan, 1903		32,592 11 4							
On account of Loan, 1904		19,986 9 11							
On account of Loan, 1905		8,769 3 5							
On account of Loan, 1906		5,769 11 10							
On account of Loan, 1907		2,668 14 2							
On account of Loan, 1908		2,783 13 10							
On account of Loan, 1909		5,013 10 8							
On account of Loan, 1910		816 14 3							
			1,97,939	12 1					
(See Appendix VIII) ...			(*c*) 14,33,955	0 5					

Nominal Value of Debentures purchased as *per contra* ...	.....		(c)14,38,500	0	0						
Balance ...	1,736	7	6	.....							
Total, Sinking Fund Account ...	14,35,691	7	11	14,38,500	0	0	Balance ...	.....		14,38,500	0	0
							Total, Sinking Fund Account ...	(h)14,35,691	7	11	14,38,500	0	0
Provident Fund Account.							*Provident Fund Account.*						
Employés' Contribution	91,388	3	7				Refund on Subscribers' Contribution	2,151	1	9			
Interest on do.	15,746	8	5				Interest paid on do.	327	10	9			
Trustees' Contribution including forfeitures	1,03,957	11	0				Payment of Trustees' Contribution	2,358	13	5			
Interest on Trustees' Contribution	14,842	7	7				Interest paid on do.	293	8	7			
	2,25,934	14	7					(i) 5,136	2	6			
							Balance ...	2,20,798	12	1			
Total, Provident Fund Account ...	(d)2,25,934	14	7				Total, Provident Fund Account ...	2,25,934	14	7			
Miscellaneous Accounts.							*Miscellaneous Accounts.*						
	Cash.			Securities.				Cash.			Securities.		
Deposits from Contractors and others	4,22,733	4	10	6,76,700	0	0	Refund of Deposits to Contractors and others	2,00,613	12	9	1,91,000	0	0
Interest on Security Deposits	1,781	4	4				Interest on Security Deposits	1,257	11	8			
		Rs.	a.	p.				Rs.	a.	p.			
Miscellaneous Advances—							Advances on Imprest Accounts	1,69,664	0	0			
Amount repaid by Contractors, &c. ...	11,000	0	0				Do. to Engineer for private works ...	13,016	1	6			
Amount recovered from private parties for work done on their behalf	12,870	5	4										
										1,82,680	1	6	
			23,870	5	4		Amount paid to the Municipality on account of Gallery Projection Fees			19,019	13	6	
Gallery Projections Fees	53,915	8	10										
Income-tax unpaid	0	12	6				Discount on Debenture Loans—	Rs.	a.	p.			
							Loan of 1899 ...	2,00,000	0	0			
Premia on Trustees' Debenture Loans—							„ 1901 ...	1,42,394	6	0			
Loan of 1903 for Rs. 60 Lákhs	14,991	14	0				„ 1902 ...	56,150	0	0			
„ 1904 for „ 50 „	1,18,082	13	0				„ 1907 ...	26,119	7	1			
„ 1905 for „ 30 „	1,09,179	6	0				„ 1908 ...	1,11,419	11	0			
„ 1906 for „ 20 „	19,687	8	0				„ 1909 ...	3,61,207	8	0			
							„ 1910 ...	49,950	0	0			
			2,61,941	9	0					9,47,241	0	1	
Investment on account of Provident Fund—							Investment on account of Provident Fund—						
Nominal value of Government Promissory Notes as *per contra*	.....			80,000	0	0	Cost of 3½ per cent. Government Promissory Notes	78,364	14	0			
Investment of Cash Balances—							Investment of Cash Balances—						
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....			16,97,300	0	0	Cost of 3½ per cent. Government Promissory Notes 16,62,553		5	0			
										17,40,918	3	0	

Capital and Liabilities.		Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Interest unpaid to Debenture holders—			
By Hongkong Bank for Loan of 1899 ...	*1,236 14 1		
By Bank of Bombay for Loans from 1901 to 1908	70,440 0 0		
By Chartered Bank for Loans of 1909 and 1910	180 0 0		
		71,856 14 10	
		(e)8,36,099 11 8	(e)24,54,000 0 0
Balance ...		22,55,630 14 10	.....
Total, Miscellaneous Accounts ...		30,91,730 10 6	24,54,000 0 0
Grand Total (*a*, *b*, *c*, *d* and *e*) ...		6,66,09,577 7 9	38,92,500 0 0

Property and Assets.		Cash.	Securities.
		Rs. a. p.	Rs. a. p.
		(j)30,91,730 10 6	1,91,000 0 0
Balance ...		.....	22,63,000 0 0
Total, Miscellaneous Accounts ...		30,91,730 10 6	24,54,000 0 0
Total (*f*, *g*, *h*, *i* and *j*) ...		6,33,21,912 7 7	1,91,000 0 0
Balances in Banks—	Rs. a. p.		
Capital Account	53,24,233 10 5		
Provident Fund Account	2,20,798 12 1		
	*Cr.*55,45,032 6 6		
Sinking Fund Account	1,736 7 6		
Miscellaneous Account	22,55,630 14 10		
	*Dr.*22,57,367 6 4		
		(k)32,87,665 0 2	37,01,500 0 0
Grand Total (*f*, *g*, *h*, *i*, *j* and *k*) ...		6,66,09,577 7 9	38,92,500 0 0

*As per certificate Rs 1,236 14 6
Difference adjusted by the Bank in the month of May 1912 0 0 4
*1,236 14 10

Examined and found correct. The Securities in which the Trustees' Surplus Balances, &c., are invested, and the Security Deposits of Contractors and others have been checked and found to agree with the amounts entered above. The Cash Balance has also been checked and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 12th July 1912.

Specification of Balances in Banks and in hand :—

	Cash. Rs. a. p.	Securities. Rs. a. p.
Chartered Bank of India, Australia and China	180 0 0	In Bank's Safe Custody—
Hongkong and Shanghai Banking Corporation	*1,236 14 10	Government Promissory Notes 21,21,400 0 0
Bank of Bombay—		Municipal Debentures .. 2,19,000 0 0
Current Account No. I 82,048 10 6		Port Trust Debentures . 1,50,500 0 0
Account A 5,469 15 10		Bombay Improvement Trust Debentures ... 11,97,000 0 0
Fixed Deposit No. I ... 1,00,000 0 0		Securites in hand ... 4,600 0 0
Fixed Deposit No. II ...30,00,000 0 0		
Interest unpaid ... 70,440 0 0		
	32,57,958 10 4	
Cash in hand	28,289 7 0	
Rupees ...	32,87,665 0 2	Rupees ... 37,01,500 0 0

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

J. P. ORR,
Chairman.

APPENDIX I.

CAPITAL ACCOUNT.

Capital Debt.

Debt.	Interest bearing.	Non-interest bearing.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Debt due to the Secretary of State for India as at 31st March 1911.	39,21,020 7 8	14,63,470 0 0	53,84,490 7 8
Deduct—Value of 438 square yards appropriated for roads out of the Chaupati Estate as per Collector's Supplementary award embodied in Government Resolution in the General Department, No. 3086, dated the 23rd May 1911. (To take effect from 1st April 1908.)	4,380 0 0	.....	4,380 0 0
Deduct—Value of the Plot of Land on the Chaupati Estate admeasuring 177 square yards situated at the junction of the Babulnath and Queen's Roads as per Collector's award embodied in Government Resolution No. 6902, dated the 25th November 1911. (To take effect from 1st March 1912.)	1,770 0 0	.....	1,770 0 0
Debt as at 31st March 1912 ...	39,14,870 7 8	14,63,470 0 0	53,78,340 7 8
Debt due to the Municipal Corporation as at 31st March 1911* ...	17,30,293 5 11	.....	17,30,293 5 11
Grand Total ...	56,45,163 13 7	14,63,470 0 0	71,08,633 13 7

* NOTE.—No variation during the year ended 31st March 1912.

J. P. ORR,
Chairman.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts, Bombay. } Auditor.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Bombay, 12th July 1912.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX II.

CAPITAL ACCOUNT.

Cost of Management and Incidental Expenses.

Budget Estimate for the year 1911-12.	Particulars.	Actual Expenditure for the year ending 31st March 1912.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's Salary and Allowances—		
33,000	Salary	35,558 5 4	
6,547	Exchange Compensation, Pension and Leave Contribution.	6,545 11 0	
39,547			42,104 0 4
22,200	Trustees' Fees	.....	17,465 0 0
	Secretary's Department—		
43,300	Establishment	46,232 7 7	
1,000	Contingencies, including Postage	871 15 0	
100	Books	20 0 0	
700	Stationery	693 0 3	
6,500	Printing (including advertisement)	6,321 12 0	
56,600			54,139 2 10
4,500	Law Expenses	5,045 0 6	
1,000	Furniture for all Departments	1,314 4 0	
600	Clothing to Peons	538 8 0	
62,500	Expenses of Loan of 1911 and Stamp Duty	.....	
22,600	Contribution to Provident Fund	21,902 4 6	
.....	Expenses on account of the Royal Visit	4,619 15 0	
91,200			33,420 0 0
2,09,547	Total ...	.....	*1,47,128 3 2

* Distributed in proportion to the total capital expenditure upto date including the values of lands in Schedules C and D.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX III.

Capital Account.

Statement of Expenditure on Works.

APPENDIX

CAPITAL

Statement of Expendi

Works.	Expenditure on Works. To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.			
Schedule C.—Lands.			
Flats	5,832 14 0	2,536 1 5	8,368 15 5
Laying out Chaupáti Estate	90,971 6 7	373 10 7	91,345 1 2
Fire Service on Cotton Green	5,021 1 4	.....	5,021 1 4
New Roads on Hornby Road Plot, Scheme No. XXII	1,04,103 8 11	86 8 9	1,04,190 1 8
„ „ Wellington Lines Plot, Scheme No. XX	30,606 11 6	43 3 1	30,649 14 7
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4
New Roads on Marine Lines Plot	1,247 1 5	.....	1,247 1 5
„ „ Wodehouse Road Plot, Scheme No. XXI	22,364 8 0	.....	22,364 8 0
Filling in Wells and Payments for Site	36,194 12 1	.....	36,194 12 1
Special Repairs, "Kennedy Sea Face"	59,048 13 11	.....	59,048 13 11
Plot south of Crawford Market (Scheme No. X)	4,767 3 4	.....	4,767 3 4
Secretariat Plot	1,516 14 4	.....	1,516 14 4
	3,65,290 13 9	3,039 7 10	3,68,330 5 7
Schedule D.—Lands.			
Connaught Road Estate, Scheme No. XII—			
Road Construction and filling in	23,336 1 5	.....	23,336 1 5
Sundries	2,269 13 1	.....	2,269 13 1
	25,605 14 6	.....	25,605 14 6
Laying out Agripáda Estate—			
Filling in Site	2,89,638 14 5	.....	2,89,638 14 5
Constructing Roads	1,72,757 11 11	7,834 4 2	1,80,592 0 1
Paving Foot-paths	16,142 3 1	.....	16,142 3 1
Sundries	1,949 12 1	144 12 0	2,094 8 1
Drainage	1,23,733 2 3	.....	1,23,733 2 3
	6,04,221 11 9	7,979 0 2	6,12,200 11 11
Lands at Mátunga—Filling in	724 11 0	.....	724 11 0
	6,30,552 5 3	7,979 0 2	6,38,531 5 5
SCHEMES.			
Scheme No. I.—First Nágpáda Improvement Scheme.			
Land—			
Acquisition of Properties	15,29,804 7 8	443 10 4	15,30,248 2 0
Brokerage, Law Charges and Sundries	41,216 13 0	263 6 0	41,480 3 0
New Streets	75,759 3 2	*Cr.* 11 11 6	75,747 7 8
Chawls at Agripáda (4 Blocks)	1,70,463 3 2	925 12 2	1,71,388 15 4
„ „ (12 Blocks)	4,67,759 12 2	31,256 13 1	4,99,016 9 3
„ Nágpáda (2 Blocks)	91,332 2 6	79 15 0	91,412 1 6
	23,76,335 9 8	32,969 8 7	24,09,293 6 9
		Cr. 11 11 6	
		32,957 13 1	
Scheme No. II.—Road "Queen's Road to Carnac Bridge."			
Land—			
Acquisition of Properties	63,56,400 3 10	2,25,100 0 0	65,81,500 3 10
Brokerage, Law Charges and Sundries	1,83,121 3 2	1,918 8 9	1,85,039 11 11
Roads	1,68,832 10 4	4,945 3 8	1,73,777 14 0
Temporary Sheds, "Kennedy Sea Face"	51,579 7 5	.....	51,579 7 5
Chawls at Chandanwádi	4,77,505 6 5	.....	4,77,505 6 5
Chawls behind Plots Nos. 59-60, Princess Street	39,272 4 2	.....	39,272 4 2
Removal of Debris	3,240 6 8	*Cr.* 5 10 0	3,234 12 8
	72,79,951 10 0	2,31,963 12 5	75,11,909 12 5
		Cr. 5 10 0	
		2,31,958 2 5	
Carried over ...Rupees.	1,06,52,130 6 8	2,75,934 7 6	1,09,28,064 14 2

III.

ACCOUNT.

ture on Works.

Proportionate Cost of Management and incidental expenses.			Proportionate Cost of Establishment.			Grand Total to end of 1911-12.
To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
225 0 0			840 4 5	851 0 0	1,691 4 5	
42,245 1 4			12,101 9 4	136 0 0	12,237 9 4	
3,035 0 0			.....	.....	.....	
10,686 1 4			12,568 0 4	34 0 0	12,602 0 4	
2,161 0 0			2,045 10 4	.....	2,045 10 4	
207 0 0	17,554 3 2	80,810 5 10	941 13 0	.....	941 13 0	4,85,817 8 4
120 0 0			63 7 9	.....	63 7 9	
846 0 0			571 2 10	.....	571 2 10	
1,456 0 0			3,280 9 1	.....	3,280 9 1	
2,054 0 0			2,468 2 9	.....	2,468 2 9	
156 0 0			474 6 4	.....	474 6 4	
65 0 0			300 10 9	.....	300 10 9	
63,256 2 8	17,554 3 2	80,810 5 10	35,655 12 11	1,021 0 0	36,676 12 11	4,85,817 8 4
1,376 0 0			3,804 14 5	.....	3,804 14 5	
94,124 15 10	7,245 0 0	1,02,784 15 10	48,718 5 3	2,722 0 0	51,440 5 3	7,96,658 11 8
39 0 0			97 2 9	.....	97 2 9	
95,539 15 10	7,245 0 0	1,02,784 15 10	52,620 6 5	2,722 0 0	55,342 6 5	7,96,658 11 8
2,28,013 9 4	7,369 0 0	2,35,382 9 4	2,42,369 2 3	10,989 0 0	2,53,358 2 3	28,98,034 2 4
3,13,205 14 11	22,946 0 0	3,36,151 14 11	3,75,021 7 10	12,521 0 0	3,87,542 7 10	82,35,604 3 2
7,00,015 10 9	55,114 3 2	7,55,129 13 11	7,05,666 13 5	27,253 0 0	3,32,919 13 5	1,24,16,114 9 6

Works.	Expenditure on Works. To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ... Rupees.	1,06,52,130 6 8	2,75,934 7 6	1,09,28,064 14 2
SCHEMES—*continued.*			
Scheme No. III.—Road "Elphinstone Bridge to Queen's Road."			
Land—			
Acquisition of Properties	78,59,603 2 7	63,719 11 3	79,23,322 13 10
Brokerage, Law Charges and Sundries	2,36,970 15 4	2,718 5 7	2,39,689 4 11
Chawls at Agripáda (Temporary Sheds)	10,436 11 4	*Cr.* 744 15 5	9,691 11 11
Semi-permanent Huts, Charni Road	37,344 6 1	2,021 15 8	39,366 5 9
Chawls at Imámwáda	6,19,649 14 2	16,349 6 3	6,35,999 4 5
Additional Blocks of Chawls at Agripáda	2,61,521 9 10	6,571 0 2	2,68,092 10 0
Chawls on Plot No. 30, Nágpáda	82,831 7 10	9,560 0 0	92,391 7 10
Roads	2,89,765 15 3	7,733 15 8	2,97,499 14 11
Removal of Debris	1,126 2 5	.....	1,126 2 5
	93,99,250 4 10	1,08,674 6 7	95,07,179 12 0
		Cr. 744 15 5	
		1,07,929 7 2	
Scheme No. IV.—"Gowália Tank Scheme."			
Land—			
Acquisition of Properties	12,09,821 4 2	501 0 0	12,10,322 4 2
Brokerage, Law Charges and Sundries...	63,685 8 6	734 0 6	64,419 9 0
Filling in	2,13,099 14 0	.....	2,13,099 14 0
Roads	2,70,254 1 10	5,915 9 1	2,76,169 10 11
Retaining Walls	40,414 7 4	.....	40,414 7 4
Slip in Gibbs Road	79,424 10 6	.....	79,424 10 6
Steps for Pedestrians on Hughes Road	107 15 0	.....	107 15 0
	18,76,807 13 4	7,150 9 7	18,83,958 6 11
Scheme No. V.—"Dádar-Mátunga Street Scheme."			
Land—			
Acquisition	12,73,744 13 2	4,29,793 12 0	17,03,538 9 2
Brokerage, Law Charges and Sundries	49,420 7 5	7,339 15 9	56,760 7 2
Filling in	23,504 14 6	57,500 7 5	81,005 5 11
Roads	881 0 1	6,380 13 5	7,261 13 6
Removal of Debris	.....	24 4 0	24 4 0
	13,47,551 3 2	5,01,039 4 7	18,48,590 7 9
Scheme No. VI.—"Sion-Mátunga Street Scheme."			
Land—			
Acquisition of Properties	10,93,365 6 10	3,30,201 7 9	14,23,566 14 7
Brokerage, Law Charges and Sundries	48,246 7 8	8,046 12 11	56,293 4 7
Filling in	21,509 7 1	8,468 1 4	29,977 8 5
Roads	.....	143 1 0	143 1 0
	11,63,121 5 7	3,46,859 7 0	15,09,980 12 7
Scheme No. VII.—"Colaba Reclamation Scheme."			
Land—			
Acquisition	13,000 0 0	.....	13,000 0 0
Brokerage, Law Charges and Sundries...	14,214 9 6	.....	14,214 9 6
Roads	1,06,644 9 8	8,552 13 5	1,15,197 7 1
Filling in	2,14,039 9 4	.....	2,14,039 9 4
Protection Works	43,745 3 5	.....	43,745 3 5
	3,91,643 15 11	8,552 13 5	4,00,196 13 4
Scheme No. VIII.—"Mándvi-Koliwáda Improvement Scheme."			
Land—			
Acquisition	19,80,104 13 3	35 0 0	19,80,139 13 3
Brokerage, Law Charges and Sundries ...	44,004 3 11	27 2 0	44,031 5 11
Roads	49,407 3 9	2,892 9 0	52,299 12 9
Chawls	2,54,009 5 10	1,601 0 10	2,55,610 6 8
Temporary Huts at Paltan Road	35,517 11 7	.....	35,517 11 7
Removal of Debris	284 15 11	.....	284 15 11
	23,63,328 6 3	4,555 11 10	23,67,884 2 1
Scheme No. IX.—"Sankli Street Scheme."			
Land—			
Acquisition	17,000 0 0	.....	17,000 0 0
Sundries	271 6 3	.....	271 6 3
Roads, etc.	8,363 7 4	.....	8,363 7 4
	25,634 13 7	.....	25,634 13 7
Carried over ... Rupees.	2,72,19,468 5 4	12,52,021 13 1	2,84,71,490 2 5

Proportionate Cost of Management and incidental expenses.			Proportionate Cost of Establishment.			Grand Total to end of 1911-12.
To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
7,00,015 10 9	55,114 3 2	7,55,129 13 11	7,05,666 13 5	27,253 0 0	7,32,919 13 5	1,24,16,114 9 6
3,71,394 6 6	29,042 0 0	4,00,436 6 6	5,24,232 6 2	17,295 0 0	5,41,527 6 2	1,04,49,143 8 8
83,403 0 0	5,763 0 0	89,166 0 0	1,36,960 0 11	2,065 0 0	1,39,025 0 11	21,12,149 7 10
52,920 6 3	5,655 0 0	58,575 6 3	52,194 14 9	42,645 0 0	94,839 14 9	20,02,005 12 9
55,667 0 0	4,619 0 0	60,286 0 0	61,570 10 9	19,104 0 0	80,674 10 9	16,50,941 7 4
15,195 0 0	1,224 0 0	16,419 0 0	45,893 9 7	2,926 0 0	48,819 9 7	4,65,435 6 11
91,101 0 0	7,242 0 0	98,343 0 0	1,30,352 9 4	1,536 0 0	1,31,888 9 4	25,98,115 11 5
805 0 0	78 0 0	883 0 0	1,743 11 7	.....	1,743 11 7	28,261 9 2
13,70,501 7 6	1,08,737 3 2	14,79,238 10 8	16,58,614 12 6	1,12,824 0 0	17,71,438 12 6	3,17,22,167 9 7

Works.	Expenditure on Works. To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	2,72,19,468 5 4	12,52,021 13 1	2,84,71,490 2 5
SCHEMES—*continued.*			
Scheme No. XIII.—" Souter Street Extension Scheme."			
Land—			
Acquisition	20,785 14 3	.....	20,785 14 3
Sundries	7,823 13 5	.....	7,823 13 5
Filling in	17,693 2 11	.....	17,693 2 11
Roads	4,576 7 4	2,879 6 7	7,455 13 11
	50,879 5 11	2,879 6 7	53,758 12 6
Scheme No. XXVII.—" Mathew Road Street Scheme."			
Land—			
Acquisition	10,90,269 1 1	14 7 3	10,90,283 8 4
Sundries	32,807 12 3	84 5 0	32,892 1 3
Filling in	1,619 1 11	.....	1,619 1 11
Roads	56,577 15 3	1,186 15 10	57,764 15 1
	11,81,273 14 6	1,285 12 1	11,82,559 10 7
Scheme No. XXIX.—" Nowroji Hill Street Scheme."			
Land—			
Acquisition	52,32,054 15 4	9,82,220 11 7	62,14,275 10 11
Sundries	69,908 12 9	21,141 11 3	91,050 8 0
Filling in	57 2 0	.....	57 2 0
Roads	.....	11,220 12 4	11,220 12 4
Removal of Debris	.....	5,926 6 6	5,926 6 6
	53,02,020 14 1	10,20,509 9 8	63,22,530 7 9
Scheme No. XXX.—"Souter Street Extension towards Tárdeo."			
Land—			
Acquisition	60,501 0 0	4,291 4 10	64,792 4 10
Sundries	1,885 7 2	4,465 10 1	6,351 1 3
Filling in	22,778 15 8	2,155 12 0	24,934 11 8
Roads	.....	3,500 14 9	3,500 14 9
	85,165 6 10	14,413 9 8	99,579 0 6
Scheme No. XXXI.—" Parel Street Scheme."			
Land—			
Acquisition	26,57,159 4 4	9,40,010 9 6	35,97,169 13 10
Sundries	28,093 0 2	26,672 14 8	54,765 14 10
Chawls at Sopari Baug Road	2,43,182 14 4	66,706 13 4	3,09,889 11 8
Roads	.....	13,986 4 9	13,986 4 9
Removal of Debris	.....	38 0 0	38 0 0
	29,28,435 2 10	10,47,414 10 3	39,75,849 13 1
Scheme No. XXXII.—" East Agripáda Improvement Scheme."			
Land—			
Sundries	988 7 2	35 2 6	1,023 9 8
Scheme No. XXXIII.—" Bhatwádi Improvement Scheme."			
Land—			
Acquisition of Properties	2,77,852 1 4	2 0 0	2,77,854 1 4
Sundries	4,021 9 6	*Cr. 22 10 0*	3,998 15 6
Roads	.....	6,325 9 8	6,325 9 8
	2,81,873 10 10	6,327 9 8 *Cr. 22 10 0*	2,88,178 10 6
		6,304 15 8	
Scheme No. XXXVI.—" Chunam Kiln Road Street Scheme."			
Land—			
Acquisition	39,119 0 0	1,59,700 8 0	1,98,819 8 0
Sundries	1,039 12 6	4,934 11 1	5,974 7 7
Roads	850 0 0	24,880 3 0	25,730 3 0
	41,008 12 6	1,89,515 6 1	2,30,524 2 7
Scheme No. XXXVII.—" Crawford Market to Sandhurst Road."			
Land—			
Acquisition	.....	1 6 9	1 6 9
Brokerage, Law Charges and Sundries	.....	1,381 2 6	1,381 2 6
	.....	1,382 9 3	1,382 9 3
POLICE ACCOMMODATION SCHEMES.			
First Nágpáda Estate—Scheme No. XIV—			
Construction	69,201 1 7	.....	69,201 1 7
Sundries	4,228 10 0	.....	4,228 10 0
	73,429 11 7	.....	73,429 11 7
Carried over ...Rupees.	3,71,64,543 11 7	35,35,762 14 10	4,07,00,306 10 5

Proportionate Cost of Management and incidental expenses.			Proportionate Cost of Establishment.			Grand Total to end of 1911-12.
To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
13,70,501 7 6	1,08,737 3 2	14,79,238 10 8	16,58,614 12 6	1,12,824 0 0	17,71,438 12 6	3,17,22,167 9 7
3,094 7 10	164 0 0	3,258 7 10	6,079 1 2	987 0 0	7,066 1 2	64,083 5 6
53,596 0 0	3,617 0 0	57,213 0 0	74,186 4 7	413 0 0	74,599 4 7	13,14,371 15 2
1,91,723 6 5	19,311 0 0	2,11,033 6 5	1,83,182 15 5	53,802 13 2	2,36,985 12 7	67,70,549 19 9
3,426 0 0	304 0 0	3,730 0 0	6,281 14 6	2,360 0 0	8,641 14 6	1,11,950 15 0
1,17,275 7 6	12,140 0 0	1,29,415 7 6	1,38,935 10 0	73,687 14 10	2,12,623 8 10	43,17,888 13 5
62 0 0	.....	62 0 0	79 14 10	.....	79 14 10	1,165 8 6
12,174 0 0	881 0 0	13,055 0 0	10,591 0 7	2,144 0 0	12,735 0 7	3,13,968 11 1
1,665 0 0	705 0 0	2,370 0 0	1,617 0 0	16,348 0 0	17,965 0 0	2,50,959 2 7
.....	4 0 0	4 0 0	.....	67 0 0	67 0 0	1,453 9 3
2,830 0 0	.....	2,830 0 0	8,190 0 5	.....	8,190 0 5	84,449 12 0
17,56,346 13 3	1,45,863 3 2	19,02,210 0 5	20,87,758 10 0	2,62,633 12 0	23,50,392 6 0	4,49,52,909 0 10

Works.	Expenditure on Works.		
	To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	3,71,64,543 11 7	35,35,762 14 10	4,07,00,306 10 5
Police Accommodation Schemes—continued.			
Wodehouse Road Estate—Scheme No. XVI—			
Acquisition	76,302 0 0	.....	76,302 0 0
Construction	2,02,131 8 1	.....	2,02,131 8 1
Sundries	5,145 15 3	.....	5,145 15 3
	2,83,579 7 4	.....	2,83,579 7 4
Duncan Road—Scheme No. XVII—			
Acquisition	39,281 12 4	.....	39,281 12 4
Construction	10,986 13 11	.....	10,986 13 11
Sundries	1,129 12 11	.....	1,129 12 11
	51,398 7 2	.....	51,398 7 2
Sheppard Road—Scheme No. XVIII—			
Acquisition	15,173 4 3	.....	15,173 4 3
Construction	14,866 14 4	.....	14,866 14 4
Sundries	1,913 2 4	.....	1,913 2 4
	31,953 4 11	.....	31,953 4 11
Agripádá Estate—Scheme No. XIX—			
Acquisition	44,876 0 0	.....	44,876 0 0
Construction	1,00,831 13 3	.....	1,00,831 13 3
Sundries	9,311 7 0	.....	9,311 7 0
	1,55,019 4 3	...	1,55,019 4 3
Connaught Road Estate—Scheme No. XXIII—			
Acquisition	13,409 0 0	.....	13,409 0 0
Construction	54,917 13 8	.....	54,917 13 8
Sundries	621 15 4	.....	621 15 4
	68,948 13 0	.....	68,948 13 0
In Scheme II—Scheme No. XXIV—			
Acquisition	1,51,413 0 0	.....	1,51,413 0 0
Construction	92,747 5 11	.....	92,747 5 11
Sundries	2,009 2 6	.....	2,009 2 6
	2,46,169 8 5	.....	2,46,169 8 5
In Scheme IV—Gamdevi Estate—Scheme No. XXV—			
Sundries	274 10 8	.....	274 10 8
Scheme No. XXXIV—Chunam Kiln Road—			
Sundries	228 0 0	.....	228 0 0
In Scheme III—Falkland Road—Scheme No. XXXV—			
Sundries	208 1 8	.....	208 1 8
Parel Road—Scheme No. XXXIX—			
Sundries	.....	318 2 10	318 2 10
Chaupáti Reclamation	1,500 0 0	.....	1,500 0 0
Surveys of the Island of Bombay.			
Survey of the North of the Island of Bombay	88,813 12 0	*Cr.* 107 8 0	88,706 4 0
Administrative Offices.			
Construction	3,02,277 8 6	1,419 15 11	3,03,697 8 5
Additional Storey	3,574 0 0	.....	3,574 0 0
	3,05,851 8 6	1,419 15 11	3,07,271 8 5
Store-yards at Agripáda—			
Construction	3,509 2 7	.....	3,509 2 7
Central Stores at the back of Frere Fletcher School—			
Construction	12,896 6 2	.....	12,896 6 2
Grand Total ...Rupees.	3,84,14,894 2 3	35,37,393 9 7	4,19,52,287 11 10

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

Proportionate Cost of Management and incidental expenses.			Proportionate Cost of Establishment.			Grand Total to end of 1911-12.
To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	To end of 31st March 1911.	During 1911-12.	Total to end of 1911-12.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
17,56,346 13 3	1,45,863 3 2	19,02,210 0 5	20,87,758 10 0	2,62,633 12 0	23,50,392 6 0	4,49,52,909 0 10
9,981 0 0	.....	9,981 0 0	29,106 7 9	.....	29,106 7 9	3,22,663 15 1
3,029 0 0	.....	3,029 0 0	4,553 3 4	.....	4,553 3 4	58,980 10 6
1,180 0 0	.....	1,180 0 0	3,090 4 9	.....	3,090 4 9	36,223 9 8
7,191 0 0	.....	7,191 0 0	16,909 6 5	.....	16,909 6 5	1,79,119 10 8
2,837 0 0	.....	2,837 0 0	7,709 12 11	.....	7,709 12 11	79,495 9 11
3,637 0 0	.....	3,637 0 0	16,146 14 5	.....	16,146 14 5	2,65,953 6 10
.....	.....	.....	32 13 5	.....	32 13 5	307 8 1
9 0 0	.....	9 0 0	42 0 0	.....	42 0 0	279 0 0
4 0 0	.....	4 0 0	39 8 2	.....	39 8 2	251 9 10
.....	.....	.....	.....	14 0 0	14 0 0	332 2 10
67 0 0	4 0 0	71 0 0	312 0 0	.....	312 0 0	1,883 0 0
10,593 5 8	271 0 0	10,864 5 8	7,545 0 3	.....	7,545 0 3	1,07,115 9 11
10,893 0 0	940 0 0	11,833 0 0	725 0 0	476 0 0	1,201 0 0	3,20,305 8 5
235 0 0	11 0 0	246 0 0	531 7 10	.....	531 7 10	4,286 10 5
771 0 0	39 0 0	810 0 0	1,949 15 6	.....	1,949 15 0	15,656 5 8
18,06,774 2 11	1,47,128 3 2	19,53,902 6 1	21,76,452 8 9	2,63,123 12 0	24,39,576 4 9	4,63,45,766 6 8

J. P. ORR,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 12th July 1912.

APPENDIX IV.

CAPITAL ACCOUNT.

Cost of Departments charged to Works and Schemes.

Budget Estimate for the year 1911-12.	Particulars.	Actual Expenditure for the year ending 31st March 1912.	
Rs.		Rs. a. p.	Rs. a. p.
	Engineering Department—		
1,23,374	Establishment	102,872 3 4	
600	Temporary Establishment	656 15 11	
2,000	Survey Instruments	493 1 8	
	Contingencies—		
5,000	Stationery	2,829 10 9	
3,000	Printing	1,019 8 0	
3,000	Sundries	1,451 7 2	
1,36,974			(a) 1,09,322 14 10
	Land Manager's Department—		
70,780	Establishment	68,152 10 9	
	Contingencies—		
550	Printing	214 12 3	
2,070	Stationery	1,904 3 2	
400	Sundries	188 0 6	
73,600			(b) 70,459 10 8
	Special Collector's Department—		
28,800	Collectors' Salary	31,004 15 8	
900	Do. Conveyance Allowance	891 6 1	
	Do. Pension Contribution	7,099 10 2	
10,125	Do. Deputation Allowance	2,510 3 8	
	Do. Exchange Compensation		
18,271	Establishment (including Leave and Pension Contribution)	15,734 7 6	
2,000	Contingencies	1,173 5 2	
60,096			(b) 59,414 0 3
23,150	Expenses of Tribunal	.....	(b) 23,927 2 3
2,96,820	Grand Total ...Rs.	.....	2,63,123 12 0

(a) Charged proportionately to works.

(b) Charged proportionately to cost of acquisition.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX V.

General Account.

Revenue.

Budget Estimate for the year 1911-1912.	Statement of Receipts.	Actual receipts for the year ending 31st March 1912.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
32,680	The Flats	35,583 0 0	
286	,, Kennedy Sea Face	706 11 5	
200	,, Cooperage Plot	392 2 11	
33,627	,, Marine Lines Estate	34,442 10 10	
28,743	,, Wellington Lines Plot	28,227 13 8	
33,273	,, Wodehouse Road Plot	33,065 8 2	
.....	,, Secretariat Plot	5 0 0	
1,950	,, Plot south of old Town Barracks	1,950 0 0	
63,563	,, Hornby Road Plot	65,553 14 2	
12,871	,, Plot south of Crawford Market	12,870 9 0	
7,915	,, Plot north of Municipal Offices	7,915 2 9	
15,521	,, Chowpátty Estate	16,886 11 8	
6,000	,, Parel Estate	8,784 5 3	
			2,46,383 9 10
2,36,629	2—*Schedule D.*		
4,079	The Connaught Road Estate	4,650 0 7	
22,846	,, Agripáda Estate	33,928 7 6	
1,000	,, Lands at Mátunga	4,266 3 0	
			42,844 11 1
27,925	3—*Schedule E.*		
99,164	Colába Reclamation (Scheme VII)	.....	
			95,965 10 5
	4—*Schedule F.*		
204	Lands leased by Government	.....	
			204 4 4
	5—*Other Lands and Buildings vesting in the Board.*		
	Schemes.		
34,229	The First Nágpáda Estate	33,755 12 11	
2,49,883	,, Scheme No. II	2,60,638 12 10	
1,87,234	,, Scheme No. III	1,94,758 9 0	
18,616	,, Scheme No. IV	17,776 3 8	
9,000	,, Scheme No. V	15,172 2 9	
8,000	,, Scheme No. VI	12,359 15 6	
32,055	,, Scheme No. VIII	31,663 11 5	
200	,, Scheme No. XIII	150 2 2	
26,404	,, Scheme No. XXVII	12,787 4 4	
2,80,000	,, Scheme No. XXIX	3,40,430 2 9	
100	,, Scheme No. XXX	299 0 1	
60,000	,, Scheme No. XXXI	79,330 1 9	
10,000	,, Scheme No. XXXIII	11,557 5 4	
1,000	,, Scheme No. XXXVI	488 7 11	
			10,11,172 12 5
9,16,821	*Chawls.*		
10,400	The Chawls at Agripáda, 4 blocks	9,525 8 0	
26,800	,, ,, at Agripáda, 12 blocks	27,733 8 0	
4,300	,, ,, at Nágpáda, 2 blocks	5,181 8 0	
8,000	,, Temporary Sheds at Agripáda and Charni Road ...	7,422 4 0	
27,300	,, Chawls at Chandanwádi	31,904 10 0	
2,400	,, ,, Princess Street Estate	2,904 2 0	
34,400	,, Imámwáda Chawls	39,782 15 9	
9,000	,, Paltan Road Huts	10,842 0 0	
25,000	,, Permanent Chawls in Scheme VIII	30,738 2 7	
18,500	,, Chawls at Agripáda, 6 blocks	14,395 8 0	
6,900	,, ,, at Nágpáda, 1 block	6,377 8 0	
20,000	,, ,, at Supáribag in Scheme No. XXXI	12,777 2 0	
			1,99,384 12 4
1,93,000	*Police Schemes.*		
8,542	The Scheme No. XIV (Nágpáda)	8,474 0 0	
16,012	,, Scheme No. XVI (Wodehouse Road)	16,096 0 0	
5,844	,, Scheme No. XVII (Duncun Road)	5,820 0 0	
1,824	,, Scheme No. XVIII (Shepherd Road)	1,825 0 0	
10,000	,, Scheme No. XIX (Agripáda)	9,373 0 0	
8,380	,, Scheme No. XXIII (Connaught Road)	4,201 0 0	
14,000	,, Scheme No. XXIV (Princess Street)	13,060 0 0	
			58,849 0 0
64,602		.....	
15,38,315	Carried over ...	.....	16,55,304 12 5

Budget Estimate for the year 1911-1912.	Statement of Receipts.		Actual Receipts for the year ending 31st March 1912.	
Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.
15,38,345	Brought forward ...		.....	16,55,301 12 5
	5—*Other Lands and Buildings vesting in the Board*—contd.			
8,65,000	Contribution from Municipal Funds		.....	8,65,000 0 0
	Refund of Municipal Taxes—			
	Schedule C	4,488 10 6		
	„ D	742 3 3		
	„ E	1,606 7 5		
			6,837 5 2	
	Scheme I	138 13 10		
	„ II	11,379 2 1		
	„ III	16,101 15 4		
	„ IV	365 0 10		
	„ V	171 2 11		
	„ VI	64 3 7		
	„ VIII	4,273 8 9		
	„ XIII	8 1 9		
	„ XXVII	1,690 9 0		
26,023	„ XXIX	14,209 14 6		
	„ XXX	16 2 1		
	„ XXXI	580 5 8		
	„ XXXIII	930 2 3		
	„ XXXVI	17 12 0		
			49,946 14 7	
	Scheme XIV	1,559 8 6		
	„ XVI	3,964 0 9		
	„ XVII	466 10 11		
	„ XVIII	213 6 10		
	„ XIX	1,155 11 4		
	„ XXIII	504 1 5		
	„ XXIV	2,216 8 6		
			10,020 0 3	
	„ VIII Paltan Road Huts		102 14 6	
				66,907 2 6
1,30,000	Interest on Investments		62,205 8 0	
	Interest on Temporary Investment of Cash Balances ...		1,63,080 14 6	
				2,25,286 6 6
1,00,000	Receipts from Property Tax under section 73 of the Act ...		.....	
.....	Unclaimed Wages Account (Revenue)		1,617 15 4	
4,300	Receipts from hire of Steam Rollers		5,500 0 0	
				7,117 15 4
	Miscellaneous Receipts—			
.....	Deposits unclaimed, etc.		.....	
				100 0 0
26,63,668	Grand Total ...		.....	28,19,716 4 9

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX VI.

General Account.

Expenditure.

Budget Estimate for the year 1911-1912.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1912.	
Rs.	Maintenance of Properties.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
4,750	The Flats	6,203 7 5	
22,550	„ Kennedy Sea Face	12,176 2 6	
1,050	„ Cooperage Plot	973 9 4	
650	„ Marine Lines Estate	714 10 8	
.....	„ Secretariat Plot	.....	
1,500	„ Wellington Lines Plot, ...	1,987 4 0	
600	„ Chaupáti Estate	977 12 7	
2,100	„ Parel Estate	1,980 15 8	
.....	„ Plot south of Crawford Market	136 10 0	
			25,150 8 2
33,200	2—*Schedule D.*		
1,220	The Connaught Road Estate	1,221 7 1	
870	„ Agripáda Estate	1,748 13 4	
80	„ Lands at Mátunga	67 2 0	
			3,037 6 5
2,170	3—*Schedule E.*		
160	The Foreshores (Colába, Wálkeshwar and Mahálaxmi) ...	280 4 6	
1,575	Colába Reclamation (Scheme VII)	1,778 5 9	
			2,058 10 3
1,735	4—*Other Lands and Buildings vested in the Board.*		
1,675	The First Nágpáda Estate	2,479 8 6	
6,500	„ Scheme No. II	11,189 1 7	
14,670	„ „ III	16,867 5 8	
1,400	„ „ IV	2,302 14 7	
1,300	„ „ V	1,355 14 6	
2,080	„ „ VI	2,391 7 8	
5,600	„ „ VIII	6,276 1 3	
25	„ „ XIII	22 11 11	
950	„ „ XXVII	257 15 3	
32,000	„ „ XXIX	27,894 9 8	
25	„ „ XXX	6 11 9	
8,500	„ „ XXXI	9,574 10 10	
1,670	„ „ XXXIII	1,832 3 4	
200	„ „ XXXVI	0 4 0	
.....	„ „ XXXVII	21 4 8	
			82,472 13 2
76,595	*Chawls.*		
1,960	The Chawls at Agripáda, 4 blocks	2,513 1 7	
6,450	„ „ „ 12 „	7,430 14 3	
2,250	„ „ Nágpáda, 2 „	2,142 13 11	
6,100	„ „ Chandanwádi	6,597 10 2	
660	„ „ Princess Street Estate	769 1 1	
455	„ Temporary Sheds at Agripáda	39 6 7	
1,295	„ Semi-permanent huts at Charni Road	1,404 14 8	
5,700	„ Imámwáda Chawls	5,891 15 8	
2,400	„ Chawls at Agripáda, 6 blocks	2,416 10 7	
810	„ „ Nágpáda, 1 block	921 0 4	
2,820	„ „ Mándvi-Koliwáda	2,666 0 4	
4,580	„ Paltan Road Huts	4,054 3 10	
2,100	„ Chawls at Supáribaug	1,790 4 10	
			38,638 12 8
37,520			
8,300	Land Superintendent's Department	.....	*.....
1,59,520	Carried over	.....	1,51,358 2 8

* Distributed over other items.

Budget Estimate for the year 1911-1912.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1912.	
Rs.	MAINTENANCE OF PROPERTIES—*continued.*	Rs. a. p.	Rs. a. p.
1,59,520	Brought forward ...	.....	1,51,358 2 8
	5—Maintenance of Streets.		
690	Schedule C	3,334 3 2	
1,000	„ D	1,865 6 7	
.....	„ E	.....	
900	Scheme I	.....	
600	„ II	2,368 8 4	
1,350	„ III	1,550 7 9	
4,000	„ IV	4,986 5 6	
4,200	„ VIII	4,032 13 5	
.....	„ XIII	187 2 6	
370	„ XXVII	273 14 4	
.....	„ XXXVI	33 5 3	
13,110			18,632 2 10
	6—Maintenance of Administrative Offices.		
6,300	The Administrative Offices	7 110 8 10	
150	„ Central Stores and Pay Shed	105 13 10	
6,450			7,216 6 8
18,000	7—Maintenance of Tools and Plant	...	18,052 15 2
500	8—Maintenance of Office Furniture	.....	279 3 3
			1,95,538 14 7
	6—Municipal Rates and Taxes. Rs. a. p.		
	Schedule C 8,324 5 5		
	„ D 873 2 6		
	„ E 2 10 6		
	Administrative Offices 4,317 2 3		
	Central Stores and Pay Shed 304 6 0		
	Stores at Agripáda 135 7 2		
		13,957 1 10	
	Other lands and buildings—		
	Scheme I 568 6 9		
	„ II 12,802 2 10		
	„ III ... ... 2?,771 1 6		
	„ IV 775 8 6		
	„ V 2,579 12 7		
	„ VI 2,186 6 10		
	„ VIII 6,237 10 4		
	„ IX		
	„ XIII 70 11 7		
	„ XXVII 833 12 9		
	„ XXIX 68,478 9 10		
	„ XXX 19 8 10		
	„ XXXI 17,030 6 4		
	„ XXXIII 3,053 11 0		
1,31,620	„ XXXVI 362 3 4	1,43,770 1 0	
	Chawls at Agripáda, 4 blocks 1,406 2 2		
	„ „ 12 „ 3,702 10 4		
	„ Nágpáda, 2 „ 1,336 10 1		
	„ Chandanwádi 3,651 9 6		
	„ Princess Street Estate... ... 328 1 6		
	„ at Agripáda, 6 blocks 2,909 13 10		
	Temporary sheds at Agripáda and Charni Road 1,059 4 8		
	Imámwáda Chawls 5,518 0 11		
	One block of Chawls at Nágpáda 396 2 5		
	Temporary Huts, Paltan Road 1,407 15 6		
	Chawls in Mándvi-Koliwáda 6,521 5 5		
	Supári Bag Chawls 1,132 2 4		
		29,363 14 8	
	Scheme XIV 1,559 8 6		
	„ XVI 3,964 0 9		
	„ XVII 406 10 11		
	„ XVIII 213 6 10		
	„ XIX 1,155 11 4		
	„ XXIII 504 1 5		
	„ XXIV 2,216 8 6		
		10,020 0 3	
			1,97,111 1 9
3,29,000	Carried over ...	.....	3,92,650 0 4

Budget Estimate for the year 1911-1912.	Statement of Charges.		Actual Expenditure for the year ending 31st March 1912.	
Rs. 3,29,000	Brought forward ..		Rs. a. p.	Rs. a. p. 3,92,650 0 4
2,43,600	Sinking Fund (Loan of 1899 and 1901 to 1910)		.....	2,26,331 9 0
17,99,800	Interest on Debenture Loans of 1899 and 1901 to 1910 ...		.....	17,98,197 4 10
.....	Unclaimed Wages (Revenue) paid		627 12 0	
9,475	Commission for collecting interest and withdrawal fees (Bank of Bombay)	Rs. a. p. 8,385 12 0		
	Commission for paying interest (Chartered Bank) ...	672 12 5		
	„ „ „ „ (Bank of Bengal)	500 0 0	9,558 8 5	
				10,186 4 5
9,475				
	Interest payable under section 68 (1) of the Act—			
41,000	To Government		61,858 8 10	
56,600	To the Corporation		37,275 13 3	
				99,134 6 1
97,600				
24,79,475	Grand Total Rs. ...		.....	25,26,499 8 8

J. P. ORR,
Chairman.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX VII.

Account of Balances under General Account as per Section 79 (3) of Act IV of 1898.

1899.								
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0	0			
1900.								
March 31st—By Balance	*Cr.*	Rs.	1,07,554	10	7			
1901.								
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5	5			
1902.								
March 31st—By Balance	*Cr.*	Rs.	4,41,258	2	5			
1903.								
March 31st—By Balance	*Cr.*	Rs.	5,22,307	12	9			
1904.								
March 31st—By Balance	*Cr.*	Rs.	1,81,486	10	2			
1905.								
March 31st—By Balance	*Cr.*	Rs.	67,141	9	4			
1906.								
March 31st—By Balance	*Cr.*	Rs.	1,20,396	1	9			
1907.								
						Rs.	20,80,318	4 5
March 31st—To Balance	*Dr.*	Rs.	56,081	4	2			
1908.								
March 31st—To Balance	*Dr.*	Rs.	1,22,781	3	10			
1909.								
March 31st—To Balance	*Dr.*	Rs.	1,25,306	10	10			
						Rs.	3,04,169	2 10
						Rs.	17,76,149	1 7
1910.								
March 31st—By Balance	*Cr.*	Rs.	52,615	1	3			
1911.								
March 31st—By Balance	*Cr.*	Rs.	1,60,364	0	2			
1912.								
March 31st—By Balance	*Cr.*	Rs.	2,93,216	12	1			
						Rs.	5,06,195	13 6
					Net credit	Rs.	22,82,344	15 1

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 12th July 1912.

APPENDIX VIII.

Sinking Fund Statement.

APPENDIX

Sinking Fund

Description of Loan.	Year of Loan.	Date of issue of Loan.	Date of redemption of Loan.	Currency of Loan.	Amount raised.	Average rate of issue.	½ yearly interest payable.	Basis.
						Rs. a. p.	Rs.	Per cent.
Debonture Loan ...	1899	1st November 1899.	1st November 1959.	60 years.	50 lakhs.	96 0 0	1,00,000	4
Do. ...	1901	6th September 1901.	6th September 1961.	„	30 „	95 4 0	60,000	4
Do. ...	1902	15th July 1902.	15th July 1962.	„	30 „	98 2 0·6	60,000	4
Do. ...	1903	20th August 1903.	20th August 1963.	„	60 „	100 4 0	1,20,000	4
Do. ...	1904	7th September 1904.	7th September 1964.	„	50 „	102 5 9·438	1,00,000	4
Do. ...	1905	12th September 1905.	12th September 1965.	„	30 „	103 10 2·75	60,000	4
Do. ...	1906	2nd October 1906.	2nd October 1966.	„	20 „	100 15 9	40,000	3
Do. ...	1907	24th September 1907.	24th September 1967.	„	15 „	98 4 1·671	30,000	3
Do. ...	1908	8th September 1908.	8th September 1968.	„	30 „	96 4 3·914	60,000	3
Sterling Loan ...	1909	1st July 1909.	1st July 1969.	„	84,99,000*	95 12 0	1,69,980	3
Do. ...	1910	1st July 1910.	1st July 1970.	„	49,95,000†	99 0 0	99,900	3
Total ...	...	.....	.....	... ...	4,49,94,000	98 7 7·566	8,99,880	...

*(£566,600 @ 1*s.* 4*d.*)
†(£333,000 @ 1*s.* 4*d.*)

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 12th July 1912.

VIII.

Statement.

Sinking Fund.

Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount, including interest.	Nominal value of Investment up to date in 4 per cent. Stock.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Port Trust Debentures.	Nominal value of Investment in Improvement Trust Debentures.	Cost of Investment.	+ or − balances under Sinking Fund.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
10,240 and 10,564 from 15-5-08.	2,48,352 0 0	70,573 10 7	3,18,925 10 7	3,22,500	1,19,500	.....	2,03,000	3,18,905 2 9	+20 7 10
6,280 0 0	1,25,600 0 0	27,618 13 9	1,53,218 13 9	1,51,500	43,000	6,500	1,05,000	1,53,374 7 9	−155 10 0
6,280 0 0	1,13,040 0 0	21,345 10 4	1,34,385 10 4	1,35,000	26,000	6,500	1,02,500	1,34,534 15 5	−149 5 1
12,560 0 0	2,00,960 0 0	32,592 11 4	2,33,552 11 4	2,33,000	16,500	12,500	2,04,000	2,33,632 12 2	−87 0 10
10,240 and 10,493 from 15-1-08.	1,45,637 0 0	19,986 9 11	1,65,623 9 11	1,65,500	2,500	10,500	1,52,500	1,65,943 5 7	−319 11 8
6,280 0 0	75,360 0 0	8,769 3 5	84,129 3 5	84,500	1,500	6,000	77,000	84,299 14 6	−170 11 1
6,037-0-8 & 6,148-0-8 from 1-1-08.	61,369 6 8	5,769 11 10	67,139 2 6	67,500	1,000	6,000	60,500	66,996 5 1	+142 13 5
4,609 9 10	36,876 14 8	2,668 14 2	39,545 12 10	40,000	1,000	4,500	34,500	39,775 8 10	−229 12 0
9,219 5 8	55,316 2 0	2,783 13 10	58,099 15 10	58,000	500	9,000	48,500	58,056 15 10	+43 0 0
25,654 4 0	1,28,271 4 0	5,013 10 8	1,33,284 14 8	1,32,500	1,500	25,000	1,06,000	1,33,661 4 0	−376 5 4
15,077 8 4	45,232 9 0	816 14 3	46,049 7 3	45,500	500	15,000	30,000	46,503 12 0	−454 4 9
.....	12,36,015 4 4	1,97,939 12 1	14,33,955 0 5	14,38,500	2,13,500	1,01,500	11,23,500	14,35,691 7 11	−1,736 7 6

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

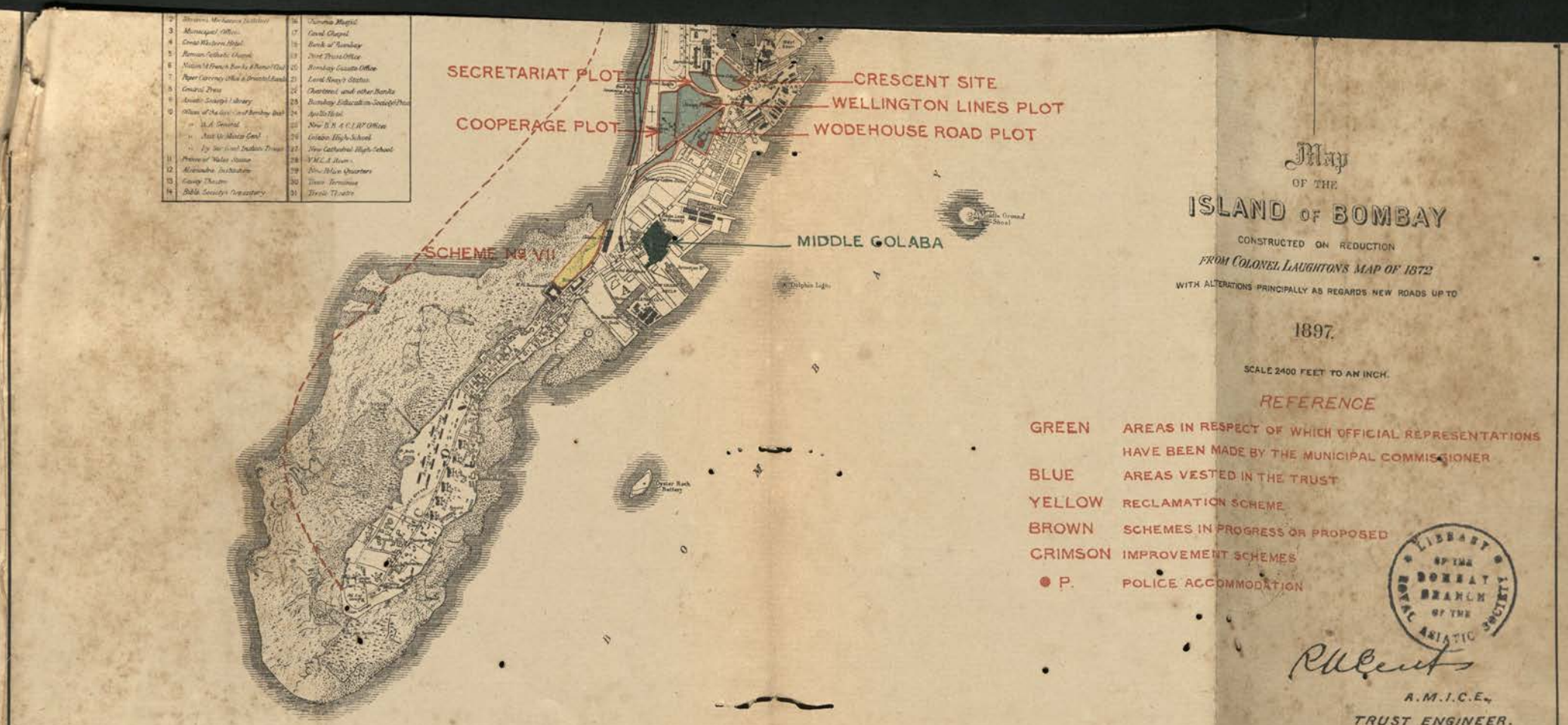
Secretary's Office, Bombay, 12th July 1912.

BOMBAY: PRINTED AT THE GOVERNMENT CENTRAL PRESS.

LIBRARY
OF THE
BOMBAY
BRANCH
OF THE
ROYAL ASIATIC SOCIETY

ADMINISTRATION REPORT 1907-08

ADMINISTRATION REPORT 1911-12.



Map
OF THE
ISLAND OF BOMBAY

CONSTRUCTED ON REDUCTION
FROM COLONEL LAUGHTONS MAP OF 1872
WITH ALTERATIONS PRINCIPALLY AS REGARDS NEW ROADS UP TO

1897.

SCALE 2400 FEET TO AN INCH.

REFERENCE

GREEN	AREAS IN RESPECT OF WHICH OFFICIAL REPRESENTATIONS HAVE BEEN MADE BY THE MUNICIPAL COMMISSIONER
BLUE	AREAS VESTED IN THE TRUST
YELLOW	RECLAMATION SCHEME
BROWN	SCHEMES IN PROGRESS OR PROPOSED
CRIMSON	IMPROVEMENT SCHEMES
● P.	POLICE ACCOMMODATION

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

R.K. Scott

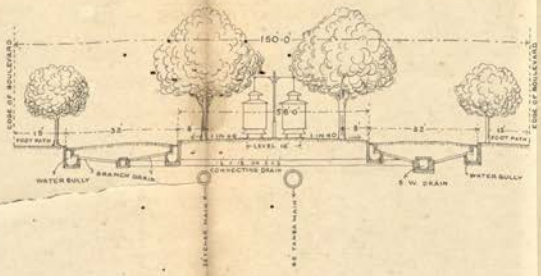
A.M.I.C.E.,
TRUST ENGINEER.

BOMBAY IMPROVEMENT TRUST

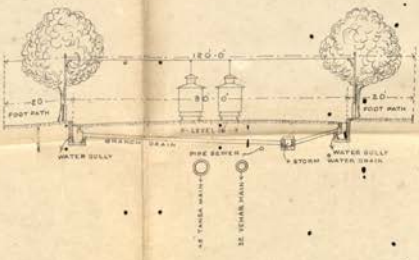
CROSS SECTIONS OF ROAD IN THE THREE SECTIONS OF THE EASTERN AVENUE

(SETTLED AS PER T. R. Nº 113 OF 23-5-11)

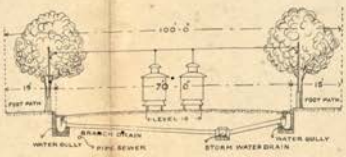
150 FEET SECTION



120 FEET SECTION



100 FEET SECTION



SCALE 20 FEET TO AN INCH

L. C. E.
ASSTT ENGINEER

10. VI. 12

A. M. I. C. E.
TRUST ENGINEER.

Digitized with financial assistance from Government of Maharashtra on 01 February, 2020

FOR ADMINISTRATION REPORT 1911-12

ENGINEER'S OFFICE
No 5080 DATE 26-6-12

BOMBAY IMPROVEMENT TRUST

BHATWADI SCHEME XXXIII

SCALE 80=1"

NOTE :-

WITHIN PLOTS DOTTED LINES INDICATE AREAS BEYOND WHICH BUILDINGS MUST NOT EXTEND.
PORTION HATCHED BLACK MAY BE BUILT UP TO 1ST FLOOR LEVEL ONLY.

26/6/12
A.M.I.C.E.
ASSTT ENGINEER

26.11.12
A.M.I.C.E.
TRUST ENGINEER